

TRUSTEES

Cathy Ulrich
Daniel Unger
Matt Wahlert

FISCAL OFFICER

Jeffrey D. Baker

ADMINISTRATOR

Jeff Weckbach

Regular Meeting of the Board of Trustees - March 11, 2025

1. **Opening of Meeting**
2. **Executive Session 6PM**
3. **Pledge of Allegiance 7PM**
4. **Meditation (Moment of Silence)**
5. **Approval of Minutes**
6. **Citizens Address**
7. **Administrative Reports**
8. **Trustees' Report**
9. **New Business**

Public Safety

- a. Resolution to Dispose of Township Vehicles and Equipment Valued at Greater than \$2,500
- b. Resolution Declaring Nuisance and Ordering Abatement
- c. Resolution Declaring a Junk Motor Vehicle - 2378 Roosevelt Ave. - 1 of 4
- d. Resolution Declaring a Junk Motor Vehicle - 2520 Springdale Rd. - 2 of 4
- e. Resolution Declaring a Junk Motor Vehicle - 2750 Royal Glen Dr. - 3 of 4
- f. Resolution Declaring a Junk Motor Vehicle - 10229 Springknob Ct. - 4 of 4
- g. Motion to Issue Noise Resolution Permit to Quaker Steak & Lube
- h. Resolution Declaring Property as a Vacant Registrable Property - 3402 Niagara St.
- i. Resolution Declaring Registrable Properties and Ordering Abatement
- j. Motion to Approve Change Order #5 - Pepper Construction - Fire Station 26 & 102 - \$58,535

Public Services

- a. Resolution Authorizing Participation in the 2025 ODOT Salt Contract

Development

Administration

- a. Motion to Set Work Session on Long Term Township Financial Outlook and Towne Center TIF for April 22, 2025 at 6PM
- b. Motion to Direct \$500,000 to the Capital Reserve

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- c. Resolution Authorizing the Adopton of Permanent Appropriations
- d. Motion to Approve Partnered Events Exempt from Application Requirements, in Accordance with Township Policy 4.1 - General Facility Rental and Special Events Policy
- e. Discussion - Meeting Start Time and Procedure

10. Old Business

11. Consent Items

- a. Donation Acceptance - Department of Fire and EMS - In Loving Memory of Bill Grigsby \$170.00 (\$150.00 Check and \$20.00 Cash)
- b. Purchase of Used Fire Apparatus - Green Township - \$2,500 of In Kind Fleet Management Services
- c. Contract - Bureau of Workers Compensation - Transitional Work Program Grant - \$8,200 - Feb 14, 2030
- d. Wage Adjustment - Mechanic - Fire & EMS - Corbin Ralston - \$30.29
- e. Wage Adjustment - Code Enforcement Officer - Police - Nick Hopewell - \$25.50
- f. New Hire - Part-time Firefighter/EMT - Department of Fire and EMS - \$17.89 hour
- g. New Hire - Police Officer - Police Department - Tyler Wilkerson - \$38.37 hour
- h. New Hire - Part-Time Code Enforcement Specialist - Police Department - Colin Shatzer - \$18.00 hour
- i. New Hire - Seasonal Maintenance Worker - Public Services - Tenise Blackwell and Gregory Williams - \$15 per hour

12. Fiscal Office Report

13. Executive Session – if needed

14. Adjournment

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

Resolution to Dispose of Township Vehicles and Equipment Valued at Greater than \$2,500
Recommend ADOPTION of the Resolution.

Rationale:

Colerain Township Police will periodically evaluate the existing fleet for vehicles that are no longer of value to police department operations. Following our existing vehicle replacement plan, a proposal is made to trade the following items:

- | | |
|-----------------------------------|------------------------|
| 1. 2018 Ford Explorer Interceptor | VIN# 1FM5K8AR2JGB33973 |
| 2. 2018 Ford Explorer Interceptor | VIN# 1FM5K8AR8JGB33976 |
| 3. 2016 Ford Interceptor Sedan | VIN# 1FAHP2MK1GG122296 |
| 4. 2017 Ford Explorer Interceptor | VIN# 1FM5K8AR1HGD59061 |
| 5. 2017 Ford Explorer Interceptor | VIN# 1FM5K8AR3HGD59062 |
| 6. 2017 Ford Explorer Interceptor | VIN# 1FM5K8AR2HGD59067 |
| 7. 2016 Nissan Altima | VIN# 1N4AL3AP0GC172312 |

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the 11th day of March 2025, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION FOR DISPOSAL BY PUBLIC SALE OF VEHICLES (VALUE GREATER THAN \$2,500) WHICH ARE OBSOLETE, UNFIT, OR UNNEEDED FOR PUBLIC USE (O.R.C. Sec 505.10)

WHEREAS, Ohio Revised Code Sec. 505.10 authorizes the Board of Trustees to dispose of personal property, including motor vehicles, road machinery, equipment, and tools, which the Board finds by resolution are not needed for public use, or are obsolete, or are unfit; and

WHEREAS, Ohio Revised Code Sec. 505.10 (A)(3) authorizes the Board of Trustees to sell the motor vehicles, and have the selling price credited to the firm against the purchase price of other motor vehicles, if the value of the property to be sold is, in the opinion of the Board, more than \$2,500.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio:

A. The Board of Trustees finds that, in the opinion of the Board, the following vehicles are not needed for public use, or are obsolete, or are unfit, and that, in the opinion of the Board, each vehicle has a fair market value of more than \$2,500.00:

- | | |
|-----------------------------------|------------------------|
| 1. 2018 Ford Explorer Interceptor | VIN# 1FM5K8AR2JGB33973 |
| 2. 2018 Ford Explorer Interceptor | VIN# 1FM5K8AR8JGB33976 |
| 3. 2016 Ford Interceptor Sedan | VIN# 1FAHP2MK1GG122296 |
| 4. 2017 Ford Explorer Interceptor | VIN# 1FM5K8AR1HGD59061 |
| 5. 2017 Ford Explorer Interceptor | VIN# 1FM5K8AR3HGD59062 |
| 6. 2017 Ford Explorer Interceptor | VIN# 1FM5K8AR2HGD59067 |
| 7. 2016 Nissan Altima | VIN# 1N4AL3AP0GC172312 |

B. Pursuant to O.R.C. Sec. 505.10 (A)(3), the Board directs that the sale of the above listed motor vehicles be credited to the firm against the purchase price of other motor vehicles and, accordingly, that said vehicles be delivered to that company in accordance with O.R.C. Sec. 505.10 (A)(3).

C. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all

deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

D. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.

E. That this Resolution shall be effective at the earliest date allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mrs. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 202__.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this this ____ day of _____, 202__.

Jeff Baker

Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

Resolution Declaring Nuisance and Ordering Abatement
Recommend ADOPTION of the Resolution.

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

6635 July Ct	510-0081-0327-00
2562 Mariposa St	510-0051-0078-00
2551 Merrittview Ln	510-0032-0431-00
9981 Skyridge Dr	510-0251-0028-00
2848 Springdale Rd	510-0042-0019-00
10242 Springknob Ct	510-0042-0204-00

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 7:00 p.m., on the ____ day of _____, 202_, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION DECLARING NUISANCE AND ORDERING ABATEMENT

WHEREAS Uncontrolled vegetation and/or refuse and debris were reported at the properties listed below:

<u>Address</u>	<u>Book-Page-Parcel No.</u>
6635 July Ct	510-0081-0327-00
2562 Mariposa St	510-0051-0078-00
2551 Merrittview Ln	510-0032-0431-00
9981 Skyridge Dr	510-0251-0028-00
2848 Springdale Rd	510-0042-0019-00
10242 Springknob Ct	510-0042-0204-00

WHEREAS Ohio Revised Code Section 505.87 provides that, at least seven days prior to providing for the abatement, control, or removal of any vegetation, garbage, refuse, or debris, the Board of Trustees shall notify the owner of the land and any holders of liens of record upon the land; and

WHEREAS Ohio Revised Code Section 505.87 provides that, if the Board of Trustees determines within twelve consecutive months after a prior nuisance determination that the same owner's maintenance of vegetation, garbage refuse, or other debris on the same land in the township constitutes a nuisance, at least four days prior to providing for the abatement, control or removal of the nuisance, the Board must send notice of the subsequent nuisance determination to the landowner and to any lienholders of record by first class mail; and

WHEREAS In accordance with Ohio Revised Code Section 505.87, the Township Trustees have the authority to contract to abate the nuisances and have the costs incurred assessed to the property tax bills.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That this Board specifically finds and hereby determines that the uncontrolled growth of vegetation and/or the refuse and debris on each of the said properties listed above constitute a nuisance within the meaning of Ohio Revised Code Section 505.87, and the Board directs that notice of this action be given to owners of the said property and lienholders in the manner required by Ohio Revised Code Section 505.87;

2. That this Board hereby orders the owners of said property to remove and abate the nuisances within seven days after notice of this order is given to the owners and lienholders of record, and within four days after notice of this order is given to the owners and lienholders of record for properties previously determined to be a nuisance. If said nuisances are not removed and abated by the said owners, or if no agreement for removal and abatement is reached between the Township and the owners and lienholders of record within four or seven days after notice is given, the Zoning Inspector shall cause the nuisances to be removed, and the Township shall notify the County Auditor to assess such cost plus administrative expense to the property tax bills for the said parcel, as provided in Ohio Revised Code Section 505.87;

3. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and

4. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.

5. That this Resolution shall be effective at the earliest date allowed by law.

Trustee _____, seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mrs. Ulrich_____, Mr. Unger_____, Mr. Wahlert_____

ADOPTED this ____ day of _____, 202__.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker,
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 202__.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Declaring a Junk Motor Vehicle - 2378 Roosevelt Ave. - 1 of 4

Recommend ADOPTION of the Resolution.

Rationale:

Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

2378 Roosevelt Ave. Cincinnati, Oh 45231

1. (NO PLATE), 2000, Black, BMW, 328i

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at **7:00** p.m., on the ____ day of _____, 202_ at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 2378 Roosevelt Av. Cincinnati, OH 45231– Parcel ID 510-0031-0460-00
AS A JUNK MOTOR VEHICLE AND CAUSING FOR THE REMOVAL PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 36-21

WHEREAS, pursuant to Ohio Revised Code § 505.871, the Colerain Township Board of Trustees has authority to determine that a motor vehicle, on either public and private property, is a junk motor vehicle as defined in Ohio Revised Code § 505.173, and has the authority to have that vehicle removed from the property; and,

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 36-21, on May 11, 2021, adopting the procedures of Ohio Revised Code § 505.871, to facilitate to the removal of a growing number of junk vehicles throughout the Township, and worked to preserve property values, public health, safety, and morals by eliminating the detrimental effects of junk vehicles; and,

WHEREAS, the Board of Trustees has knowledge of a junk motor vehicle located at **2378 Roosevelt Av. Cincinnati, OH 45231– Parcel ID 510-0031-0460-00**

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. The Board declares the junk motor vehicle located at **2378 Roosevelt Av. Cincinnati, OH 45231– Parcel ID 510-0031-0460-00** to be inoperable, extensively damages, and at least three model years old:

A. **(NO PLATE), 2000, Black, BMW, 328i**

2. The Board shall provide for the removal of said junk motor vehicle from the above listed property, not sooner than fourteen (14) days after the Board serves written notice of its intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land.
3. The written notice shall contain the following information:

- a. A general description of the vehicle to be removed;
 - b. A statement the Board has determined that the vehicle is a junk motor vehicle.
 - c. A statement that if the owner of the land fails to remove the vehicle within fourteen days after service of the notice, the board may remove or cause the removal of the vehicle.
 - d. A statement that any expenses and/or costs the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.
 - e. A copy of this resolution.
4. The Board shall serve the notice on the property owner, pursuant to the procedure in Colerain Township Resolution 36-21, that a junk vehicle exists on the property and Colerain Township intends to remove, or cause the removal, of the junk motor vehicle.
 5. The Board may utilize any lawful means to collect the expenses incurred in removing or causing to removal of the junk motor vehicle as determined by Colerain Township Resolution 36-21.
 6. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
 7. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
 8. This resolution shall take effect at the earliest period allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____ and Mr. Wahlert _____

ADOPTED this _____ day of _____, 202_.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Declaring a Junk Motor Vehicle - 2520 Springdale Rd. - 2 of 4
Recommend ADOPTION of the Resolution.

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 45231

1. (NO TAG), 2003, Grey, GMC, Envoy
2. (OHIO TEMP), S945492, 2003, Grey, Lexus, ES300

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at **7:00** p.m., on the ____ day of _____, 202_ at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 2520 Springdale Rd. Cincinnati, OH 45231– Parcel ID 510-0043-0038-00
AS A JUNK MOTOR VEHICLE AND CAUSING FOR THE REMOVAL PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 36-21

WHEREAS, pursuant to Ohio Revised Code § 505.871, the Colerain Township Board of Trustees has authority to determine that a motor vehicle, on either public and private property, is a junk motor vehicle as defined in Ohio Revised Code § 505.173, and has the authority to have that vehicle removed from the property; and,

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 36-21, on May 11, 2021, adopting the procedures of Ohio Revised Code § 505.871, to facilitate to the removal of a growing number of junk vehicles throughout the Township, and worked to preserve property values, public health, safety, and morals by eliminating the detrimental effects of junk vehicles; and,

WHEREAS, the Board of Trustees has knowledge of a junk motor vehicle located at **Springdale Rd. Cincinnati, OH 45231– Parcel ID 510-0043-0038-00**

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. The Board declares the junk motor vehicle located at **Springdale Rd. Cincinnati, OH 45231– Parcel ID 510-0043-0038-00** to be inoperable, extensively damages, and at least three model years old:
 - A. **(NO TAG), 2003, Grey, GMC, Envoy**
 - B. **(OHIO TEMP), S945492, 2003, Grey, Lexus, ES300**
2. The Board shall provide for the removal of said junk motor vehicle from the above listed property, not sooner than fourteen (14) days after the Board serves written notice of its intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land.

3. The written notice shall contain the following information:
 - a. A general description of the vehicle to be removed;
 - b. A statement the Board has determined that the vehicle is a junk motor vehicle.
 - c. A statement that if the owner of the land fails to remove the vehicle within fourteen days after service of the notice, the board may remove or cause the removal of the vehicle.
 - d. A statement that any expenses and/or costs the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.
 - e. A copy of this resolution.
4. The Board shall serve the notice on the property owner, pursuant to the procedure in Colerain Township Resolution 36-21, that a junk vehicle exists on the property and Colerain Township intends to remove, or cause the removal, of the junk motor vehicle.
5. The Board may utilize any lawful means to collect the expenses incurred in removing or causing to removal of the junk motor vehicle as determined by Colerain Township Resolution 36-21.
6. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
7. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
8. This resolution shall take effect at the earliest period allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____ and Mr. Wahlert _____

ADOPTED this _____ day of _____, 202_.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Declaring a Junk Motor Vehicle - 2750 Royal Glen Dr. - 3 of 4

Recommend ADOPTION of the Resolution.

Rationale:

Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

2750 Royal Glen Dr. Cincinnati, Oh 45239

1. **(OHIO) JSD4150, 1994, Blue/Gray, Dodge, Dakota**

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at **7:00** p.m., on the ____ day of _____, 202_ at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 2750 Royal Glen Dr. Cincinnati, OH 45239– Parcel ID 510-0071-0307-00
AS A JUNK MOTOR VEHICLE AND CAUSING FOR THE REMOVAL PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 36-21

WHEREAS, pursuant to Ohio Revised Code § 505.871, the Colerain Township Board of Trustees has authority to determine that a motor vehicle, on either public and private property, is a junk motor vehicle as defined in Ohio Revised Code § 505.173, and has the authority to have that vehicle removed from the property; and,

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 36-21, on May 11, 2021, adopting the procedures of Ohio Revised Code § 505.871, to facilitate to the removal of a growing number of junk vehicles throughout the Township, and worked to preserve property values, public health, safety, and morals by eliminating the detrimental effects of junk vehicles; and,

WHEREAS, the Board of Trustees has knowledge of a junk motor vehicle located at **2750 Royal Glen Dr. Cincinnati, OH 45239– Parcel ID 510-0071-0307-00**

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. The Board declares the junk motor vehicle located at **2750 Royal Glen Dr. Cincinnati, OH 45239– Parcel ID 510-0071-0307-00** to be inoperable, extensively damages, and at least three model years old:

A. (OHIO) JSD4150, 1994, Blue/Gray, Dodge, Dakota

2. The Board shall provide for the removal of said junk motor vehicle from the above listed property, not sooner than fourteen (14) days after the Board serves written notice of its intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land.
3. The written notice shall contain the following information:

- a. A general description of the vehicle to be removed;
 - b. A statement the Board has determined that the vehicle is a junk motor vehicle.
 - c. A statement that if the owner of the land fails to remove the vehicle within fourteen days after service of the notice, the board may remove or cause the removal of the vehicle.
 - d. A statement that any expenses and/or costs the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.
 - e. A copy of this resolution.
4. The Board shall serve the notice on the property owner, pursuant to the procedure in Colerain Township Resolution 36-21, that a junk vehicle exists on the property and Colerain Township intends to remove, or cause the removal, of the junk motor vehicle.
 5. The Board may utilize any lawful means to collect the expenses incurred in removing or causing to removal of the junk motor vehicle as determined by Colerain Township Resolution 36-21.
 6. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
 7. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
 8. This resolution shall take effect at the earliest period allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____ and Mr. Wahlert _____

ADOPTED this _____ day of _____, 202_.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Declaring a Junk Motor Vehicle - 10229 Springknob Ct. - 4 of 4
Recommend ADOPTION of the Resolution.

Rationale:

Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property:

10229 Springknob Ct. Cincinnati, OH 45251

1. (OHIO) HUK5253, 2009, Red, Ford, Fusion

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at **7:00** p.m., on the ____ day of _____, 202_ at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 10229 Springknob Ct.
Cincinnati, OH 45251– Parcel ID 510-0042-0198-00
AS A JUNK MOTOR VEHICLE AND CAUSING FOR THE REMOVAL PURSUANT
TO COLERAIN TOWNSHIP RESOLUTION NO. 36-21

WHEREAS, pursuant to Ohio Revised Code § 505.871, the Colerain Township Board of Trustees has authority to determine that a motor vehicle, on either public and private property, is a junk motor vehicle as defined in Ohio Revised Code § 505.173, and has the authority to have that vehicle removed from the property; and,

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 36-21, on May 11, 2021, adopting the procedures of Ohio Revised Code § 505.871, to facilitate to the removal of a growing number of junk vehicles throughout the Township, and worked to preserve property values, public health, safety, and morals by eliminating the detrimental effects of junk vehicles; and,

WHEREAS, the Board of Trustees has knowledge of a junk motor vehicle located at **10229 Springknob Ct. Cincinnati, OH 45251– Parcel ID 510-0042-0198-00**

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. The Board declares the junk motor vehicle located at **10229 Springknob Ct. Cincinnati, OH 45251– Parcel ID 510-0042-0198-00** to be inoperable, extensively damages, and at least three model years old:

A. (OHIO) HUK5253, 2009, Red, Ford, Fusion

2. The Board shall provide for the removal of said junk motor vehicle from the above listed property, not sooner than fourteen (14) days after the Board serves written notice of its intention to remove or cause the removal of the vehicle on the owner of the land and any holders of liens of record on the land.
3. The written notice shall contain the following information:

- a. A general description of the vehicle to be removed;
 - b. A statement the Board has determined that the vehicle is a junk motor vehicle.
 - c. A statement that if the owner of the land fails to remove the vehicle within fourteen days after service of the notice, the board may remove or cause the removal of the vehicle.
 - d. A statement that any expenses and/or costs the board incurs in removing or causing the removal of the vehicle may be entered upon the tax duplicate and become a lien upon the land from the date of entry.
 - e. A copy of this resolution.
4. The Board shall serve the notice on the property owner, pursuant to the procedure in Colerain Township Resolution 36-21, that a junk vehicle exists on the property and Colerain Township intends to remove, or cause the removal, of the junk motor vehicle.
 5. The Board may utilize any lawful means to collect the expenses incurred in removing or causing to removal of the junk motor vehicle as determined by Colerain Township Resolution 36-21.
 6. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
 7. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
 8. This resolution shall take effect at the earliest period allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____ and Mr. Wahlert _____

ADOPTED this _____ day of _____, 202_.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 202_.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

Motion to Issue Noise Resolution Permit to Quaker Steak & Lube
Recommend ADOPTION of the Motion.

Rationale:

This is the first request for a permit in 2025 for this business. The request for the permit is from April 24, 2025, through October 9, 2024, between the hours of 5:30pm and 9:30pm, for bike night.

4/24/25 - 10/9/25 5:30 - 9:30 PM
--

Application for Noise Resolution Permit
**MUST BE RECEIVED NO LATER THAN (9) DAYS BEFORE THE NEXT
SCHEDULED BOARD MEETING**

Name of applicant: Quaker Steak + Lube

Address where event will be held: 3737 Stonecreek Blvd.

Type of event: Bike nite

Date and Time of Event: 4-24-25 through 10-9-25 (5:30 PM - 9:30 PM)

Contact number for permit holder: 513-923-9464

Permit applicants must be at the event and in possession of this signed and approved permit. This permit is non-transferable and is only valid for the date and time listed on the approved permit. This permit is not an endorsement or approval by the Township of the type of event taking place.

For Office Use Only, Do not write below this line

Time and date received:

By:

Number of issued permits in calendar year: _____ Residential _____ Business _____

To be placed on Trustee agenda for meeting: / / / (date of meeting)

Permit approved by majority vote of Colerain Township Board of Trustees.

Trustee Cathy Ulrich

Trustee Dan Unger

Trustee Matt Wahlert

Attest: _____
Jeff Baker, Fiscal Office

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Declaring Property as a Vacant Registrable Property - 3402 Niagara St.
Recommend ADOPTION of the Resolution.

Rationale:

The Code Enforcement Review Board (CERB) held a case and hearing on the property below to consider it as vacant. Based on the review, the CERB passed a motion to recommend that the Board of Trustees declare this property vacant and to resolve that it be registered, and fees assessed against the property at the address below:

3402 NIAGARA ST,
COLERAIN TOWNSHIP, OH 45251

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 11th day of March, 2025, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____-25
RESOLUTION DECLARING PROPERTY LOCATED AT 3402 NIAGARA ST,
COLERAIN TOWNSHIP, OH 45251, PARCEL ID# 510-0102-0042-00,
AS A VACANT REGISTRABLE PROPERTY
AND CAUSING FOR THE ASSESSMENT OF FEES ON SUCH PROPERTY
PURSUANT TO COLERAIN TOWNSHIP RESOLUTION NO. 117-21

WHEREAS, pursuant to Ohio Revised Code § 505.04, the Colerain Township has the power to exercise all powers of local self-government within the unincorporated area of the township, other than powers that are in conflict with general laws and subject to certain enumerated exceptions; and

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 117-21, on December 14, 2021, creating a registration of vacant property, requiring the registration and maintenance of vacant property by owners, and providing for penalties and enforcement, in the interests of public health, safety, and welfare to prevent properties from becoming abandoned, neglected, or left unsupervised and protecting neighborhoods from same; and

WHEREAS, the Colerain Township Board of Trustees adopted Resolution 136-23, establishing a Code Enforcement Review Board (“CERB”), to make recommendations to the Colerain Township Board of Trustees and assist with the review, interpretation, and enforcement of the provisions, requirements, guidelines, fees, and penalties set forth in Resolution 117-21 related to vacant buildings as well as provide the owners/tenants of property due process with respect to such enforcement; and

WHEREAS, the Board of Trustees has knowledge of, and the CERB has made a recommendation regarding, a vacant registrable property located at 3402 Niagara St., Colerain Township, Hamilton County, Ohio 45251, Parcel ID# 510-0102-0042-00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. The Board specifically finds and hereby determines the property located 3402 Niagara St., Colerain Township, Hamilton County, Ohio 45251, Parcel ID# 510-0102-0042-00 to be

vacant for more than thirty (30) days and the owner of said property has not registered the property with the Township Registry, paid the licensing fee, and met the vacant building maintenance standards set forth in Colerain Township Resolution 117-21.

2. That this Board hereby orders the property to be assessed a registration fee of five hundred dollars (\$500.00) and a late fee of fifty dollars (\$50.00) for each thirty-day period the above-referenced property is not registered beginning from the date that this Resolution is adopted.
3. That this Board may utilize any lawful means to ensure compliance with and for the cost of the outstanding obligation and any additional cost incurred to bring the property in compliance as determined by Colerain Township Resolution 117-21.
4. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.
5. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
6. This resolution shall take effect at the earliest period allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this 11th day of March, 2025

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this 11th day of March, 2025.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Declaring Registrable Properties and Ordering Abatement
Recommend ADOPTION of the Resolution.

Rationale:
The Code Enforcement Review Board (CERB) held a case and hearing on the properties below. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare these properties, all owned by the same owner, as subject to compliance with the Colerain Township Rental Registration Program, and fees assessed against the properties at the addresses below:

9981 Crusader Dr	510-0041-0142-00
2765 Grosvenor Dr	510-0042-0119-00
2513 Wenning Rd	510-0051-0064-00
9509 Pulver Dr	510-0052-0138-00
9754 Manhattan Dr	510-0052-0316-00

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the ____ day of _____, 2025, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matt Wahlert

Mr./Ms. _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____-25

**RESOLUTION DECLARING CERTAIN REAL PROPERTY
LOCATED IN COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
RENTAL PROPERTY SUBJECT TO COMPLIANCE WITH
THE COLERAIN TOWNSHIP RENTAL REGISTRATION PROGRAM**

WHEREAS, Colerain Township possesses all powers of local self-government under the Revised Code, and is empowered to adopt and enforce within the unincorporated of the Township local police, sanitary, and similar nuisance-abatement regulations, as the Township deems to be in the interest of the public health, safety, and general welfare; and

WHEREAS, the Colerain Township Board of Trustees adopted certain Rental Registration and Rental Unit Maintenance Standards, and related compliance and enforcement regulations, applicable to rental property within the Township (collectively, the “Rental Registration Program”) pursuant to Resolution 126-22 passed on November 15, 2022; and

WHEREAS, the purpose of the Rental Registration Program is to ensure both a landlord-owner and tenant-occupant of rental property located within the Township comply with their mutual and respective obligations to maintain such property in compliance with the Township Zoning Resolution, Property Maintenance Code, and Nuisance Property Resolution; and

WHEREAS, the Board of Trustees established a Code Enforcement Review Board (“CERB”) to review, during public hearings of the CERB, properties which Township code enforcement staff have reason to believe are rental properties that have failed to register with Colerain Township in accordance with the Rental Registration Program, or are otherwise noncompliant with the Program; and

WHEREAS, the CERB held public hearings on January 15th, 2025 regarding each of the following alleged rental properties (collectively, the “Properties”):

<u>Address</u>	<u>Parcel Number</u>
9981 Crusader Dr	510-0041-0142-00
2765 Grosvenor Dr	510-0042-0119-00
2513 Wenning Rd	510-0051-0064-00
9509 Pulver Dr	510-0052-0138-00
9754 Manhattan Dr	510-0052-0316-00

WHEREAS, the record owner(s) of each of the Properties received prior notice of the CERB hearing and had the opportunity to appear at the hearing to address the CERB with respect to the owner's case; and

WHEREAS, upon the CERB's consideration of all testimony and other evidence presented during the hearings, the CERB concluded the Properties are rental properties which are noncompliant with the Rental Registration Program, and recommended that the Board of Trustees declare each of the Properties a "rental property" subject to the Rental Registration Program.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows;

1. Upon consideration of the recommendation of the CERB and all evidence presented to the Board of Trustees during the public hearing held with respect to this Resolution, the Board of Trustees finds and determines the following Properties are "rental properties" subject to the Rental Registration Program:

<u>Address</u>	<u>Parcel Number</u>
9981 Crusader Dr	510-0041-0142-00
2765 Grosvenor Dr	510-0042-0119-00
2513 Wenning Rd	510-0051-0064-00
9509 Pulver Dr	510-0052-0138-00
9754 Manhattan Dr	510-0052-0316-00

2. The Board of Trustees further finds that each of the above-listed Properties are in violation of the Rental Registration Program for the following reasons:

<u>Address</u>	<u>Violation</u>
9981 Crusader Dr	Failure to Register, Late Fee, First Offense
2765 Grosvenor Dr	Failure to Register, Late Fee, First Offense
2513 Wenning Rd	Failure to Register, Late Fee, First Offense
9509 Pulver Dr	Failure to Register, Late Fee, First Offense
9754 Manhattan Dr	Failure to Register, Late Fee, First Offense

3. The Board of Trustees hereby orders that each of the Properties be assessed the following fine(s), in accordance with Article II, Section 1 of the Rental Registration Program regulations:

<u>Address</u>	<u>Number of Offenses</u>	<u>Total Fine</u>
9981 Crusader Dr	1	\$95.00
2765 Grosvenor Dr	1	\$95.00
2513 Wenning Rd	1	\$95.00
9509 Pulver Dr	1	\$95.00
9754 Manhattan Dr	1	\$95.00

4. The Township may utilize any lawful means to remedy the identified Rental Registration Program violations, compel compliance with the Rental Registration Program, and collect the fines set forth above.
5. It is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.
6. The Board, by majority vote, hereby dispenses with the requirement that this Resolution be read on two separate days, and authorizes the adoption of the Resolution upon its first reading.
7. This Resolution shall take effect at the earliest period allowed by law.

Mr./Ms. _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 2025.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matt Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 2025.

Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SAFETY

Department: Administration
Department Director: Allen Walls, Fire Chief

Strategic Plan Goal: Strategic Goal #1: Chart a Pathway to Long-Term Financial Stability
Strategic Goal #2: Continue to Provide High Quality Safety Services
Strategic Goal #6: Make Progress on Deferred Maintenance and Reposition Existing Assets

Motion to Approve Change Order #5 - Pepper Construction - Fire Station 26 & 102 - \$58,535
Recommend ADOPTION of the Motion.

Rationale:

This change order would account for additional top soil at both sites to allow for better vegetation and landscaping growth. The new estimated project completion and move in will remain as April for Station 102 and May or June for Station 26.

Contingency Accounting:

Current:

Change Order 1: No change

Change Order 2: \$33,845.22

Change Order 3: \$117.36

Change Order 4: \$121,269.62

Change Order 5: \$58,535.00

New Contingency Total: \$86,232.80



CONTRACT DOCUMENT CHANGE ORDER

PROJECT INFORMATION: Colerain Fire Stations 26 and 102 Construction
4200 Springdale Road
Colerain Township, Ohio 45251

CONSTRUCTION MANAGER: Pepper Construction Company of Ohio, LLC
100 Williams Street
Cincinnati, Ohio 45215

CHANGE ORDER NUMBER: 05

DATE: March 6, 2025

ARCHITECT'S PROJECT NO:

CONTRACT DATE: 01/18/2023

CONTRACT FOR: Construction Manager

The Contract is changed as follows:

PCI 0171 - Change from Gas to Electric Dryer	\$1,671.00
STA 102 - PCI 0174 - Place 4 of topsoil on the site	\$56,864.00

Original Guaranteed Maximum Price:	\$ 1,899,647.00
Net change by previous change orders:	\$ 12,428,129.20
The Guaranteed Maximum Price prior to this change order:	\$ 14,327,776.20
The Guaranteed Maximum Price will be increased by this change order by:	\$ 58,535.00
The adjusted Guaranteed Maximum Price value after this change order:	\$ 14,386,311.20
The date of Substantial completion resulting from this change order for Station 26 is 05/04/2025	
The date of Substantial completion resulting from this change order for Station 102 is 04/04/2025	

Not valid until signed by the Owner and Contractor.

Emersion Design ARCHITECT	Pepper Construction Company - Ohio CONTRACTOR	Colerain Township - Ohio OWNER
310 Culvert St., Suite 100 Address	100 Williams Street Address	4200 Springdale Road Address
Cincinnati, OH 45202	Cincinnati, OH 45215	Colerain Township, OH 45251
BY: _____	BY: _____	BY: _____
DATE: _____	DATE: _____	DATE: _____



Pepper Construction Company
411 Lake Zurich Road
Barrington IL 60010-3141

March 06, 2025

Jeff Weckbach
Owner of Record
Colerain Township
495 South High Street
Suite 50 Columbus OH 43215

RE: Colerain Fire Stations 26 & 102
8282 Clara Ave.& 3955 Generation Dr.
Colerain Twp OH 45251
Notice of Change - PCO # 00171

Dear Jeff Weckbach,

On February 25, 2025, Pepper Construction Company of Ohio, LLC was directed by Colerain Township to perform the following work that we consider extra to our Agreement:

Change Description: **The following pricing includes a restocking fee for changing the gas dryer to an electric dryer.**

Proposed Adjustment: **1,671.00**

The terms of our Agreement preclude Pepper Construction Company of Ohio, LLC from performing any extra work without a signed Change Order as provided in the Contract. As a result, we are suspending activities associated with or affected by the aforementioned extra work pending receipt of a signed Change Order.

To facilitate the change process and avoid or minimize any impacts resulting from such suspension, we ask that you promptly sign this letter indicating your desired course of action by completing the following checklist. We will inform you of the additional time and time related impacts, if any, after we receive your direction in accordance with this letter.

Owner directs Contractor:

- () to proceed based upon this commitment by Owner to sign a Change Order with the proposed adjustment;
- () to continue to suspend its activities associated with and/or affected by such work while awaiting further direction from Owner;
- () to resume the Work without incorporating the aforementioned change.

Colerain Township

Jeff Weckbach
Owner of Record

Notice of Change - PCO # 00171
February 25, 2025

Item	Description	Amount Proposed	Contractor
	Residential Appliances	793.50	Rieman & Arszman
	Residential Appliances	793.50	Custom Distributors Inc
	Builders Risk	3.00	Rieman & Arszman
	Builders Risk	3.00	Custom Distributors Inc
	General Liability	7.00	
	General Liability	7.00	

Misc Tax	2.00
Misc Tax	2.00
Bond	4.00
Bond	4.00
SDI	10.00
SDI	10.00
Fee	16.00
Fee	16.00
Total Amount:	1,671.00

Should you have any questions, please call me at 513-563-7700

Sincerely,
Pepper Construction Company of Ohio, LLC

Shawn Paige
Issues Documents Only

Cc: Shawn Paige	Pepper Construction - Ohio	Project Manager of record	Fax #: 513-952-9059
Brett Harlow	Pepper Construction - Ohio	Superintendent of record	Fax #: 614 793-4465

Shawn Paige

From: Mike Baglier <MBaglier@customdistributors.com>
Sent: Tuesday, February 25, 2025 2:20 PM
To: Brad Rullman; Chad Lewis; Micki Goller
Cc: Shawn Paige; Chris Jones; Kenny Scott; Sue Wilson
Subject: RE: [EXTERNAL] Colerain Fire Stations 26 & 102 (2201241) - Notify User Submittal Transmittal - 000441 - 113013-001 - RESIDENTIAL APPLIANCES PRODUCT DATA

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Thank you Brad and Chris, I will make the change now and send updated order confirmations. Good news, pricing is better on electric.

Since both fire stations had 3 dryers, the cost of the change would be the following:

GAS DRYER CREDIT	\$967
- 50% RESTOCKING	\$483.50
ELECTRIC DRYER	\$748
COST FOR CHANGE/DRYER	\$264.50

QTY X3 PER LOCATION	\$793.50 COST FOR CHANGE PER LOCATION
---------------------	---------------------------------------

Best Regards,

Mike Baglier
Sales Associate
Rieman & Arszman Custom Distributors, Inc.
9190 Seward Road, Fairfield, Ohio 45014
Main Line: 513-874-5444



Pepper Construction Company
411 Lake Zurich Road
Barrington IL 60010-3141

March 06, 2025

Jeff Weckbach
Owner of Record
Colerain Township
495 South High Street
Suite 50 Columbus OH 43215

RE: Colerain Fire Stations 26 & 102
8282 Clara Ave. & 3955 Generation Dr.
Colerain Twp OH 45251
Notice of Change - PCO # 00174

Dear Jeff Weckbach,

On February 28, 2025, Pepper Construction Company of Ohio, LLC was directed by Colerain Township to perform the following work that we consider extra to our Agreement:

Change Description: **Per Direction from Colerain Township, MDX (Sitework Contractor) will respread the existing topsoil on site to -4" and Sites Scapes (Landscape Contractor) will place 4" of amended topsoil over the entire site.**

Proposed Adjustment: **56,864.00**

The terms of our Agreement preclude Pepper Construction Company of Ohio, LLC from performing any extra work without a signed Change Order as provided in the Contract. As a result, we are suspending activities associated with or affected by the aforementioned extra work pending receipt of a signed Change Order.

To facilitate the change process and avoid or minimize any impacts resulting from such suspension, we ask that you promptly sign this letter indicating your desired course of action by completing the following checklist. We will inform you of the additional time and time related impacts, if any, after we receive your direction in accordance with this letter.

Owner directs Contractor:

- () to proceed based upon this commitment by Owner to sign a Change Order with the proposed adjustment;
- () to continue to suspend its activities associated with and/or affected by such work while awaiting further direction from Owner;
- () to resume the Work without incorporating the aforementioned change.

Colerain Township

Jeff Weckbach
Owner of Record

Notice of Change - PCO # 00174
February 28, 2025

Item	Description	Amount Proposed	Contractor
	Landscaping	53,995.00	Site Scapes Co LLC
	Builders Risk	189.00	
	General Liability	488.00	
	Misc Tax	142.00	
	Bond	301.00	
	SDI	689.00	
	Fee	1,060.00	

56,864.00

Total Amount:

Should you have any questions, please call me at 513-563-7700

Sincerely,
Pepper Construction Company of Ohio, LLC

Shawn Paige
Issues Documents Only

Cc: Shawn Paige	Pepper Construction - Ohio	Project Manager of record	Fax #: 513-952-9059
Brett Harlow	Pepper Construction - Ohio	Superintendent of record	Fax #: 614 793-4465



PROPOSAL

PO Box 100
Harrison, Ohio 45030
Fax 513-334-0828
513-432-6821
Jason@SiteScapesCo.com
Chad@SiteScapesCo.com

Project: COLERAIN FIRE 102
COR-05 LAWN TOPSOIL ADD
Proposal Date: 2/28/2025

LAWN AND NATIVE SEEDED AREA TOPSOIL OPTION-01 (50% 4" DEPTH - 50% 2" DEPTH) \$ 43,030

DESCRIPTION	AREA	DEPTH	QTY
SEDED LAWN AREA 50% 4" DEPTH	26070	0.3333333	322 CY
SEDED LAWN AREA 50% 2" DEPTH	26070	0.1666667	161 CY
	52141 SF		483 CY

LAWN AND NATIVE SEEDED AREA TOPSOIL OPTION-02 (ALL AREAS 4" DEPTH) \$ 53,995

DESCRIPTION	AREA	DEPTH	QTY
SEDED LAWN AREA 100% 4" DEPTH	52141	0.3333333	644 CY

ROCKHOUND SUBGRADE AND REMOVE SPOILS PRIOR TO SOIL INSTALLATION \$ 5,963

DESCRIPTION	AREA	QTY
ROCKHOUND SUBGRADE AND REMOVE SUBGRADE DEBRIS	52141	52141 SF

Standard Exclusions:

Any fees or permits.
Any bonds.
Any rock excavation.
Any weather protection.
Any handling or removal of spoils.
Any contingency items.
Any return work due to erosion.
Any cast in place concrete.
Any concrete encasements.

Any relocation of existing utilities.

Any maintenance or removal of erosion control.

Any site furnishings.

Any bio-swales

Any electrical hookups to any components.

Any fabric under mulch. Pre-emergent application only.

Any edging

Any irrigation sleeves

Any Irrigation

This proposal does not include any water taps, meters, backflows, pressure reducer valves, or any work associated with irrigation POC

Any brick pavers.

Any traffic Control

Any surveying or layout

Any asbuilt surveys.

Any compaction or soils testing.

Standard Qualifications

Quote is valid for 30 days at which time it is subject to change.

This proposal is for the current year only and is subject to change if this work extends into 2026.

Subgrade and final grade will be inspected prior to start of work. Any deviations will be a basis for change and the price will be adjusted accordingly.

This proposal is contingent upon being awarded all work quoted. Pricing is subject to change if scope is changed.

Payment Terms for all invoices are net 30, all overdue invoice amounts will be subject to a 2% per month finance charge.

This proposal is based on a 40 Hour work week.

Pricing is subject to change due to volatile petroleum market. Fuels surcharges and material increases will be passed on as needed.

This proposal is contingent upon successful scope review meeting and mutually agreeable contract terms.

All final quantities shall be field measured and billed accordingly.

Job Specific Exclusions & Clarifications:

This Proposal includes Prevailing Wage Rates and is Sales Tax Exempt

PUBLIC SERVICES

Department: Administration
Department Director: Tiphany Mays, Assistant Administrator

Strategic Plan Goal: Strategic Goal #1: Chart a Pathway to Long-Term Financial Stability, Strategic Goal #5: Continuously Improve the Operations of the Township

Resolution Authorizing Participation in the 2025 ODOT Salt Contract

Recommend ADOPTION of the Resolution.

Rationale:

Every year, the Township enters into a joint bid, conducted by the State of Ohio, to secure better pricing on the required purchase of salt for the following year. This resolution allows for our participation in the program.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the ____ day of March, 2025, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Ulrich, Mr. Unger, Mr. Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____ - 25

**RESOLUTION AUTHORIZING PARTICIPATION IN THE ODOT ROAD SALT
CONTRACTS AWARDED IN 2025**

WHEREAS, the Colerain Township Board of Trustees (hereinafter referred to as the “Political Subdivision”) hereby submits this written agreement to participate in the Ohio Department of Transportation’s (ODOT) annual road salt bid in accordance with Ohio Revised Code 5513.01(B) and hereby agrees to all of the following terms and conditions in its participation of the ODOT road salt contract:

- The Political Subdivision hereby agrees to be bound by all terms and conditions established by ODOT in the road salt contract and acknowledges that upon award of the contract by the Director of ODOT it shall be bound by all such terms and conditions included in the contract; and
- The Political Subdivision hereby acknowledges that upon the Director of ODOT’s signing of the road salt contract, it shall effectively form a contract between the awarded salt supplier and the Political Subdivision; and
- The Political Subdivision agrees to be solely responsible for resolving all claims or disputes arising out of its participation in the ODOT road salt contract and agrees to hold the Department of Transportation harmless for any claims, actions, expenses, or other damages arising out of the Political Subdivision’s participation in the road salt contract; and
- The Political Subdivision’s electronic order for Sodium Chloride (Road Salt) will be the amount the Political Subdivision agrees to purchase from its awarded salt supplier at the delivered bid price per ton awarded by the Director of ODOT; and
- The Political Subdivision hereby agrees to purchase a minimum of 90% of its electronically submitted salt quantities from its awarded salt supplier during the contract’s effective period; and
- The Political Subdivision hereby agrees to place orders with and directly pay the awarded salt supplier on a net 30 basis for all road salt it receives pursuant to ODOT salt contract; and
- The agreement to participate in ODOT Cooperative Purchasing Program is due to the State of Ohio by May of each year to guarantee salt in time for the 2025-2026 winter season.

- The written, emailed request to rescind this participation agreement must be received by the ODOT Office of Contract Sales, Purchasing Section email: Contracts.Purchasing@dot.ohio.gov by the deadline. The Department, upon receipt, will respond that it has received the request and that it has effectively removed the Political Subdivision's participation request. Furthermore, it is the sole responsibility of the Political Subdivision to ensure ODOT has received this participation agreement as well as the receipt of any request to rescind this participation agreement. The Department shall not be held responsible or liable for failure to receive a Political Subdivision's participation agreement and/or a Political Subdivision's request to rescind its participation agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio:

1. That this participation agreement for the ODOT road salt contract is hereby approved, funding has been authorized, and the Political Subdivision agrees to the above terms and conditions regarding participation on the ODOT salt contract; and
2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and
3. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading; and
4. That this Resolution shall be effective at the earliest date allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Ms. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____,

ADOPTED this _____ day of March 2025.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Daniel Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker,
Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of March 2025.

Jeff Baker,
Colerain Township Fiscal Officer

ADMINISTRATION

Department: Administration

Department Director: Jeff Weckbach, Township Administrator

Strategic Plan Goal: Strategic Goal #1: Chart a Pathway to Long-Term Financial Stability

Motion to Set Work Session on Long Term Township Financial Outlook and Towne Center TIF for April 22, 2025 at 6PM

Recommend ADOPTION of the Motion.

Rationale:

This motion will establish a work session to discuss the Township's long term financial outlook and facilitate a discussion on the potential use of Towne Center TIF revenues.

ADMINISTRATION

Department: Administration

Department Director: Jeff McElravy, Assistant Administrator

Strategic Plan Goal: Strategic Goal #1: Chart a Pathway to Long-Term Financial Stability
Strategic Goal #6: Make Progress on Deferred Maintenance and Reposition Existing Assets

Motion to Direct \$500,000 to the Capital Reserve

Recommend ADOPTION of the Motion.

Rationale:

Based on the final review of General Fund performance in 2025 compared to budgeted revenues and expenses, the General Fund operated with a net surplus of approximately \$1.5M. Staff has recommended that \$500,000 of the available prior year surplus be set aside to be placed into the Capital Reserve.

For historical perspective, the Capital Reserve was first established in 2023 and has a balance of \$1,185,633. The Trustees adopted a change to their rules of meeting procedures that requires a review of the Capital Reserve with the adoption of Permanent Appropriations each year. If this motion is adopted, the Capital Reserve will be \$1,685,633.

ADMINISTRATION

Department: Administration
Department Director: Jeff McElravy, Assistant Administrator

Strategic Plan Goal: Strategic Goal #1: Chart a Pathway to Long-Term Financial Stability

Resolution Authorizing the Adoption of Permanent Appropriations

Recommend ADOPTION of the Resolution.

Rationale:

The final step in the 2025 Strategic Plan and Budgeting process is the adoption of permanent appropriations. The significant changes from temporary appropriations are as follows:

- 1000 (General Fund) - an increase of \$534,200, primarily to cover the cost of police cruisers (\$196,000), a portion of the 4160 Springdale parking lot project (\$192,000), and the development of right of way plans for the Springdale sidewalk project (\$88,000).
- 2011 (Motor Vehicle License Tax Fund) - an increase of \$250,000 to cover the cost of the road program for Spiritridge Lane.
- 2031 (Road and Bridge Fund) - an increase of \$240,000 to cover a portion of the 4160 Springdale parking lot project.
- 2081 (Police District Fund) - a net decrease of \$99,150, primarily due to the removal of \$125,000 in expenses for MDCs. The budget also calls for a \$22,500 increase in training, and a \$3,250 increase for equipment.
- 2111 (Fire District Fund) - a net increase of \$1,058,107, primarily for the purchase of a new engine.
- 2231 (Permissive Motor Vehicle License Tax Fund) - an increase of \$105,000 to cover a portion of the 4160 Springdale parking lot project.
- 2261 (Law Enforcement Trust Fund) - a net increase of \$92,600, primarily to replace or acquire equipment.
- 2281 (Ambulance and EMS Fund) - an increase of \$15,000 to repair cots and stair chairs.
- 2907 (TIF- Dunlap Grove Fund) - an increase of \$126,000 for compensation payments to NWLSD.
- 2917 (TIF- Copper Creek Fund) - an increase of \$6,289 for compensation payments to NWLSD.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at ____ p.m., on the __ day of March 2025, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Mrs. Cathy Ulrich, Mr. Daniel Unger, Mr. Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. ____ - 25

**RESOLUTION AUTHORIZING THE ADOPTION OF PERMANENT APPROPRIATIONS
FOR THE YEAR 2025**

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, does hereby agree to:

Section 1: Authorize the Colerain Township Fiscal Officer to prepare and submit a schedule of permanent appropriations for the year ending December 31, 2025, to the Hamilton County Budget Commission, as follows:

FUND	FUND NAME	APPROPRIATIONS
1000	General	9,203,714
2011	Motor Vehicle License Tax	758,922
2021	Gasoline Tax	792,958
2031	Road and Bridge	2,304,815
2081	Police District	11,943,370
2111	Fire District	17,787,010
2181	Zoning	516,021
2231	Permissive Motor Vehicle License Tax	871,944
2261	Law Enforcement Trust	211,100
2271	Enforcement and Education	2,000
2281	Ambulance And Emergency Medical Services	1,469,938
2401	Special Assessment - Lighting Districts	165,360
2402	CDBG Sidewalk Maintenance Fund	30,000
2901	TIF - Kroger	326,500
2902	Recycling Incentive	112,475
2903	TIF - Colerain Towne Center	211,500
2904	TIF - Duke	205,000
2905	TIF - Northridge	135,001
2906	Sidewalk Waiver	-

2907	TIF – Dunlap Grove	126,000
2908	CDBG Com Dev Block Grant	100,000
2909	One Ohio Opioid Settlement	50,000
2910	TIF - Zillig	29,000
2911	Parks & Services	1,356,505
2912	Community Center	326,999
2913	TIF - Abbeytown	178,800
2914	TIF - Hunters Ridge	67,000
2915	TIF - Lake Gloria	182,500
2916	TIF - Crosley Meadows	185,000
2917	TIF - Copper Creek	35,289
2918	TIF - Pottinger	-
2919	TIF- Staverman Farms	-
3101	Bond Retirement	732,175
4101	Capital Project- Fire Fund	1,607,830
6001	Self-Insurance Fund	2,668,066

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mrs. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____,

ADOPTED this _____ day of March 2025.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Daniel Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker,
Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of March 2025. I hereby certify that funds are available and have been lawfully appropriated, authorized or directed for the purposes identified in the attached resolution, and are in the treasury or in the process of collection to the credit of the appropriate fund, free from any previous encumbrance.

Jeff Baker,
Colerain Township Fiscal Officer

ADMINISTRATION

Department: Administration
Department Director: Tiphannie Mays, Assistant Administrator

Strategic Plan Goal: Strategic Goal #5: Continuously Improve the Operations of the Township

Motion to Approve Partnered Events Exempt from Application Requirements, in Accordance with Township Policy 4.1 - General Facility Rental and Special Events Policy

Recommend ADOPTION of the Motion.

Rationale:

In accordance with Township Policy 4.1, which outlines the General Facility Rental and Special Events Policy, long-standing partnered events are exempt from the application requirements for Rental Agreements and Event Permits due to their established relationship and vested status with the Township. These exemptions apply to organizations with a proven history of success, as demonstrated by the following criteria:

- A demonstrated track record of organizational effectiveness within the community
- Established non-profit status, supported by financial records from the past two (2) years
- At least two (2) years of successfully executed events that comply with all Township policies

The list of partnered events and organizations eligible for this exemption is detailed in the attached memo.

TRUSTEES

Cathy Ulrich
Daniel Unger
Matt Wahlert

FISCAL OFFICER

Jeffrey D. Baker

ADMINISTRATOR

Jeff Weckbach

MEMORANDUM

To: Jeff Weckbach, Township Administrator
From: Tiphannie Mays, Assistant Administrator
Subject: Partnered Events and Organizations
Date: March 4, 2025

In accordance with Township Policy 4.1, which outlines the General Facility Rental and Special Events Policy, long-standing partnered events are exempt from the application requirements for Rental Agreements and Event Permits due to their established relationship and vested status with the Township. These exemptions apply to organizations with a proven history of success, as demonstrated by the following criteria:

- A demonstrated track record of organizational effectiveness within the community
- Established non-profit status, supported by financial records from the past two years
- At least two years of successfully executed events that comply with all Township policies

While not an explicitly exhaustive list, the following partnered events and organizations that are currently exempt include:

- Citizen's Fire Academy Alumni Association
 - o Pictures with Santa
 - o Pictures with the Easter Bunny
 - o Colerain Fireworks
 - o Colerain Awards Banquet
- Citizen's Police Academy Alumni Association
 - o Bunko Nights
 - o Annual Awards Gala
 - o Colerain Fireworks
 - o Colerain National Night Out
 - o Colerain Open House
- Pray, Hope, Believe 5K Run
- Summer Events Committee
 - o Pickleball Tournament
 - o Annual Dog Social Event
 - o Colerain Fireworks
- Colerain Chamber of Commerce
 - o Board Meetings
 - o Leadership Breakfast
 - o Public Safety Awards Banquet
- Coleraine Historical Society
 - o Dearly Departed Cemetery Walk
- Nepali Language Arts
 - o Holi Celebration
- People Working Cooperatively
 - o Giveback Day

TLM: tlm

ADMINISTRATION

Department: Administration

Department Director: Jeff Weckbach, Township Administrator

Strategic Plan Goal: Strategic Goal #5: Continuously Improve the Operations of the Township

Discussion - Meeting Start Time and Procedure

Staff seeks direction on this issue.

Rationale:

Historically, Trustee meetings have started at 6pm with an executive session, followed by the full public portion of the meeting commencing at 7pm. There is an option for a second executive session at the end of the meeting as well. At times, this can create confusion for residents who are arriving at the meeting start time to find that they are then going to have to wait an hour before the public portion of the meeting starts. This was mentioned by several residents after the January 28th meeting of the Trustees. This discussion will center around the Trustees desire to consider changing the agenda for future meetings to have executive solely at the end of the meeting and if there is a desire to have the business portion of the meeting start at 6pm.

CONSENT ITEMS

Department: Fire
Department Director: Allen Walls, Fire Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

Donation Acceptance - Department of Fire and EMS - In Loving Memory of Bill Grigsby \$170.00 (\$150.00 Check and \$20.00 Cash)

Recommend approval of all consent items.

Rationale:

Colerain Township Department of Fire and EMS is grateful for a \$170.00 donation in loving memory of Bill Grigsby.

CONSENT ITEMS

Department: Administration
Department Director: Jeff Weckbach, Township Administrator

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services
Strategic Goal #6: Make Progress on Deferred Maintenance and Reposition Existing Assets

Purchase of Used Fire Apparatus - Green Township - \$2,500 of In Kind Fleet Management Services
Recommend approval of all consent items.

Rationale:
In March 2025, Green Township passed a resolution to sell their 2003 American LaFrance Fire Truck to Colerain Township Department of Fire & EMS. In lieu of payment, Green Township agreed to swap the engine for \$2,500 worth of labor on a separate Green Township EMS apparatus. This request was made because of the unique expertise of Colerain Township's Fleet Maintenance Division, whose high quality of work is known throughout Hamilton County.

The 2003 American LaFrance Fire Truck will replace Colerain's 1993 engine, which was used exclusively at the Fire Training Tower. The newly acquired vehicle will also be used exclusively at the Fire Training Tower. While this agreement is rare, it serves as a great example of fiscal responsibility and strong collaborative relations between Colerain and Green Townships.

CONSENT ITEMS

Department: Administration
Department Director: Tiphannie Mays, Assistant Administrator

Strategic Plan Goal: Strategic Goal #5: Continuously Improve the Operations of the Township

Contract - Bureau of Workers Compensation - Transitional Work Program Grant - \$8,200 - Feb 14, 2030

Recommend approval of all consent items.

Rationale:

This contract is for a grant to fund the development of a Transitional Work Program (Light Duty Program) that is certified by the Ohio Bureau of Workers Compensation. This program will assist with our premium costs and standing with the BWC.



Coleman Township Board of Trustees

Employer full, legal name (print or type)

31-6000567

Federal tax ID number

4200 Springdale Road, Cincinnati, OH 45251

Employer address (city, state, ZIP code)

This is an Agreement by and between Coleman Township Board of Trustees (hereinafter,

the employer), with its principal place of business located at 4200 Springdale Road, and the Ohio Bureau of Workers' Compensation (hereinafter BWC), having offices at 30 W. Spring St., Columbus, Ohio 43215-2256, entered into the day, month, and year set out below.

Whereas, the Administrator of BWC may issue a grant to defray the costs incurred by the employer who elects to participate in BWC's Transitional Work Grants (TWG) Program, pursuant to Ohio Revised Code (ORC) Sections 4123.29 and 4123.34 and Ohio Administrative Code (OAC) Rule 4123-17-55, wherein the employer may receive grant monies for the development of a transitional work plan.

Therefore, for good and valuable consideration, the sufficiency of which is acknowledged, the parties mutually agree to the following.

Conditions precedent

Approval of a TWG grant is contingent upon the following criteria: The employer is eligible for no more than one (1) TWG grant per policy number every five (5) years. If multiple policy numbers are involved, BWC will work with the employer and transitional work developer to develop a transitional work plan at a corporate level. BWC may approve an associated policy number for grant monies based on corporate organization. The associated policy number must submit an application and meet all transitional work grant eligibility requirements under its own policy number.

BWC may provide direct assistance to the employer to update its transitional work plan developed with a previous transitional work grant.

Only state-fund private employers and public employer taxing district employers are eligible for such a grant.

Task description

The employer, in consideration of the grant given to it as a participant in BWC's TWG Program, promises to use the grant to defray costs incurred by the employer in engaging a transitional work developer to develop a transitional work plan for the employer, and to implement the transitional work plan in good faith in accordance with OAC 4123-17-55, as amended, which shall be incorporated as if fully rewritten herein. Where applicable, the employer participating in the TWG Program in consideration of the grant given to the employer, promises to fully comply with the TWG Program requirements as outlined in the TWG application and TWG policy and procedures document, and with the employer's transitional work plan, all of which shall be fully incorporated herein by reference.

Distribution of grant monies

BWC has final authority to determine the employer's eligibility for the grant and to determine the amount of the grant. The distribution of any TWG money for the employer participating in BWC's TWG Program is fully dependent upon available resources of BWC.

The employer may request the current list of BWC approved transitional work developers and then solicit proposals from these developers. BWC shall not reimburse the employer for costs associated with development of a transitional work plan by a non-BWC approved transitional work developer.

BWC will base grant amounts on the complexity of services needed as indicated in a proposal for transitional work services. Factors, which may determine appropriate grant amounts, may include the employer's number of employees, job classifications, job analyses needed, and collective bargaining units.

BWC shall determine the maximum amount of the employer's transitional work grant based upon the number of employees the employer reported on its last payroll report submitted to BWC as follows.

- 11-49 employees up to \$3,700.
- 50-199 employees up to \$6,800.
- 200+ employees up to \$8,200.



BWC will reimburse the employer the final, total out-of-pocket cost the employer paid to the transitional work developer for covered services after any discounts, rebates, or other cost or price adjustments offered by the transitional work developer are applied. Reimbursement is subject to the limitations below.

- For the following services, BWC will reimburse the employer the lesser of the final, total out-of-pocket cost for the service or the maximum rate for the service provided. The maximum rate per service is:
 - \$200 per hour for transitional work developer labor.
 - \$350 per job analysis.

There is no maximum number of transitional work developer hours or number of job analyses per employer. However, BWC's reimbursement to the employer will not exceed the maximum amount of the employer's grant.

The employer must submit a transitional work plan and BWC approve it prior to the employer receiving grant reimbursement. BWC will review the employer's transitional work plan to determine if it meets BWC guidelines for approval. BWC will notify the employer of the approval of its transitional work plan.

Once BWC approves the employer's transitional work plan, BWC issuance of a check to the employer is dependent upon the employer submitting a Transitional Work Grant Agreement, reimbursement request, required service invoices, and payment verification.

If the employer does not use all the funding BWC approved, it may subsequently submit transitional work services for reimbursement up to its individual grant limit for five (5) years from the date of the mailing of the notice of approval of the grant, as long as BWC has transitional work grant funding available.

BWC will assist employers with 10 or fewer employees in writing a transitional work plan.

BWC will not reimburse an employer for the following.

- Costs associated with a transitional work developer's preparing and submitting a proposal to an employer.
- Costs that BWC determines are ineligible or unnecessary.

BWC may monitor the content and implementation of transitional work services.

The employer agrees to use the grant monies solely for the purposes outlined in this Agreement and in OAC 4123-17-55. If the employer receives the warrant and uses the grant monies for some other purpose, it shall immediately return the full amount to BWC.

Disqualification

If for any reason the employer participating in BWC's TWG Program fails to satisfy the requirements of this program in a timely manner, BWC may disqualify the employer from the TWG Program. BWC reserves the right to conduct an on-site review if there is reason to believe the employer did not implement its transitional work plan in good faith. Sufficient reason shall include an increase in the number or overall duration of lost-time claims after implementation of the program; such a determination may be made by an investigation or by data warehouse research. Sufficient reason shall also include reasonable suspicion of fraud or collusion on the part of the employer and/or the transitional work developer that would in any manner facilitate or enable the employer to obtain grant monies to which the employer would not otherwise be entitled under this Agreement.

The employer, if disqualified by BWC, shall immediately return all of the monies to BWC. If the employer fails to implement the program within one year, the grant monies shall be considered misappropriated, and the employer shall repay the amount of the grant immediately. **Disqualification will result in the termination of BWC's obligation under this agreement.**

BWC reserves the right to recover grant monies by one or more of the following methods: billing the employer for the grant money received, forwarding the employer's information to the Office of the Attorney General of Ohio for collection, set-off, recoupment, or other administrative, civil and/or legal remedy.

Purpose and disclaimer

If implemented correctly by the employer, the goal of the TWG Program is to reduce the incidence of lost-time claims and the duration of such claims by the employees of the employer. In the event of an injury or occupational disease arising from the implementation of the program, the employer's and the employee's sole and exclusive remedy shall be pursuant to workers' compensation laws of the appropriate jurisdiction. In no event shall BWC be liable for any damages in contract or in tort.



Modifications

The parties may in writing and by mutual agreement, amend, modify, supplement, or rescind the terms of this Agreement.

Ohio elections law

The employer hereby certifies that no applicable party listed in Divisions (I), (J), (Y) and (Z) of O.R.C. Section 3517.13 has made contributions in excess of the limitations specified under Divisions (I), (J), (Y) and (Z) of O.R.C. Section 3517.13.

Conflicts of interest and ethics compliance certification

The employer affirms that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict, in any manner or degree, with the performance of services which are required to be performed under any resulting Contract. In addition, the employer affirms that a person who is or may become an agent of the employer, not having such interest upon execution of this Contract shall likewise advise the Bureau in the event it acquires such interest during the course of this Contract.

The employer agrees to adhere to all ethics laws contained in Chapters 102 and 2921 of the Ohio Revised Code governing ethical behavior, understands that such provisions apply to persons doing or seeking to do business with the Bureau, and agrees to act in accordance with the requirements of such provisions; and warrants that it has not paid and will not pay, has not given and will not give, any remuneration or thing of value directly or indirectly to the Bureau or any of its board members, officers, employees, or agents, or any third party in any of the engagements of this Agreement or otherwise, including, but not limited to a finder's fee, cash solicitation fee, or a fee for consulting, lobbying or otherwise.

Non-Discrimination and Equal Employment Opportunity

The employer will comply with all state and federal laws regarding equal employment opportunity and fair labor and employment practices, including Ohio Revised Code Section 125.111 and all related Executive Orders. The State encourages the employer to purchase goods and services from Minority Business Enterprise (MBE) and Encouraging Diversity, Growth and Equity (EDGE) vendors.

Authority

The person signing below for the employer states that he or she is either the owner, CEO, CFO, plant manager, or other designated management representative having fiduciary responsibilities with the employer, and the employer agrees that that the signer or his or her successor will have the authority to oversee the carrying out of the employer's responsibilities for two years after BWC issues the grant warrant. The signer's authority shall continue until the employer notifies BWC of the name of the successor.

The signer on his or her own behalf and on behalf of the employer agrees to comply fully with the terms and conditions of this Agreement and the program and to use all monies solely for the purpose or purposes intended. The signer further understands that he or she and the employer may be subject to civil, criminal, and administrative penalties as a result of any false, misleading, or fraudulent statement submitted to BWC in connection with this Agreement or the distribution of any grant monies thereunder, of if the grant monies distributed under this Agreement are not used or are misused, misapplied, or misappropriated in any way.

In witness whereof, the parties hereunto affix their signatures this 14 day of February, 2025.

Employer Jeff Weckbach on behalf of Colman Township Board of Trustees
Signature [Signature]
Title Township Administrator

Ohio Bureau of Workers' Compensation

John Logue, Administrator/CEO



Transitional Work Grant Reimbursement Request Form

Instructions

Type or print clearly. You must submit the documents below for each request of reimbursement from your grant fund.

- Transitional Work Grant Reimbursement Request Form
- Transitional Work Grant Agreement
- BWC Service Invoice
- Payment verification
- Developer Invoice
- You may submit the completed form in one of the two ways listed below.
 - E-mail: TWSupport@bwc.state.oh.us
 - Fax: 614-621-5758

Employer information

Company name (legal entity name) Colerain Township		Federal ID number	Policy number 33120204
List all associated company names and policy numbers. Use additional page to list additional companies.			
Company name	Policy number	Company name	Policy number
Company name	Policy number	Company name	Policy number
Transitional work coordinator name Doug Rieman		Transitional work coordinator title Human Resources Specialist	
Transitional work coordinator email address drieman@colerain.org		Phone number 513-923-5011	
Transitional work developer name Teresa Woods		Transitional work developer accreditation number 2306-871	

Reimbursement details

BWC will reimburse employers for the covered transitional work developer services up to the maximum of your grant. The maximum developer rate is \$200/hour, and the maximum fee for job analysis is \$350/analysis. There is no specific number of developer hours or number of job analyses.

BWC will not reimburse employers for the following:

- Cost associated with a transitional work developer's preparing and submitting a plan to an employer.
- Plan materials such as paper, binders, and memory devices.
- Travel and lodging expenses.
- Services we deem not covered by grant monies.

Reimbursement request

- ☒ Reimbursement for a single policy grant
- ☐ Reimbursement for corporate grant program
- ☐ Reimbursement request from implementation fund (check below).
- ☐ Assistance with a claim in the employer's transitional work plan.
 - ☐ Training for employer's transitional work coordinator, managers, and workers.
 - ☐ Update or additional job analyses.
 - ☐ Program improvement.

To the best of my knowledge, the information submitted in this form is correct.

Authorized employer's signature and title  Administrator	Date signed 2/14/25
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CONSENT ITEMS

Department: Administration
Department Director: Jeff Weckbach, Township Administrator

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

Wage Adjustment - Mechanic - Fire & EMS - Corbin Ralston - \$30.29

Recommend approval of all consent items.

Rationale:

External wage pressures on certain positions in the organization has led to employees being actively recruited for similar positions with outside agencies. Retention of these employees is crucial to fulfilling our mission and maintaining productivity. Given their strong performance, valuable contributions, and the cost of hiring and training a replacement, a salary adjustment is recommended for Corbin Ralston.

CONSENT ITEMS

Department: Administration
Department Director: Jeff Weckbach, Township Administrator

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Wage Adjustment - Code Enforcement Officer - Police - Nick Hopewell - \$25.50

Recommend approval of all consent items.

Rationale:

External wage pressures on certain positions in the organization has led to employees being actively recruited for similar positions with outside agencies. Retention of these employees is crucial to fulfilling our mission and maintaining productivity. Given their strong performance, valuable contributions, and the cost of hiring and training a replacement, a salary adjustment is recommended for Nick Hopewell.

CONSENT ITEMS

Department: Fire
Department Director: Allen Walls, Fire Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

New Hire - Part-time Firefighter/EMT - Department of Fire and EMS - \$17.89 hour

Recommend approval of all consent items.

Rationale:

The position of Part-Time Firefighter/EMT was posted, applications were received, and interviews were conducted. A conditional offer of employment was extended to the following individuals:

- Sean Cress
- Joshua Crowthers
- Ryan Faul
- Ethan Heller
- Foster Imbrogno
- Conner Lucas
- Alexavier Saylor
- April Tate
- Joshua Thompson
- Gabriel Torres Ochoa
- Cameron Willis

The wage for this job is \$17.89 per hour for 29 hours per week. Contingent upon Board approval, they would be eligible to begin work on March 16, 2025.

CONSENT ITEMS

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #2: Continue to Provide High Quality Safety Services

New Hire - Police Officer - Police Department - Tyler Wilkerson - \$38.37 hour
Recommend approval of all consent items.

Rationale:
The position of Police Officer was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Tyler Wilkerson.

The wage for this job is \$38.37 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on March 12, 2025.

CONSENT ITEMS

Department: Police
Department Director: Ed Cordie, Police Chief

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

New Hire - Part-Time Code Enforcement Specialist - Police Department - Colin Shatzer - \$18.00 hour
Recommend ADOPTION of the Resolution.

Rationale:
The position of Part-Time Code Enforcement Specialist was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Colin Shatzer.

The wage for this job is \$18.00 per hour for 20 hours per week. Contingent upon Board approval, he would be eligible to begin work on March 12, 2025.

CONSENT ITEMS

Department: Administration
Department Director: Jeff Weckbach, Township Administrator

Strategic Plan Goal: Strategic Goal #4: Expand Recreational Opportunities for all Ages

New Hire - Seasonal Maintenance Worker - Public Services - Tenise Blackwell and Gregory Williams - \$15 per hour
Recommend approval of all consent items.

Rationale:
The position of Seasonal Maintenance Worker was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individuals: Tenise Blackwell and Gregory Williams.

The wage for this job is \$15 per hour for up to 40 hours per week, seasonally. Contingent upon Board approval, they would be eligible to begin work on March 12, 2025.



NEW HIRE AUTHORIZATION

TO BE COMPLETED BY HUMAN RESOURCES

- ☐ New position - Date of Trustee Approval
☐ Reconfiguration of position - Date of Trustee Approval
☒ Replacement existing vacancy

Job Code:

Position Number:

Status: ☐ Full Time ☐ Permanent ☐ FLSA Exempt ☐ CBA Position
☐ Part Time ☒ Temporary/Seasonal ☐ FLSA Non-Exempt ☐ Non-CBA Position

TO BE COMPLETED BY HIRING DEPARTMENT HEAD

Employee name: Gregory Williams

Hourly rate: \$15

Employee Supervisor: Rober Krebs

Min/Max hours/week: 40hrs/week

Proposed start date: 3/17/2025 Eligibility Date: 3/17/2025

Tentative schedule of hours: Monday-Friday 6:30am – 3pm

Does this position supervise staff? ☐ Yes ☒ No

Comments: Interviewed with Roger Krebs, Rick Mock.

Department Head Name: Tawanna Molter

Signature:

Date: 3/6/2025

TO BE COMPLETED BY THE TOWNSHIP ADMINISTRATOR

The Colerain Township Administrator conditionally approves this hire. This hire shall be fully effective after approval by the Board of Trustees at the next possible Trustee meeting. The employee will be required to serve a probationary period, as defined by the Township Policy Manual or Collective Bargaining Agreement.

For hiring purposes, the employees first eligible start date, pending completion of all necessary background checks, physicals, and drug tests is: 3/13/25

Administrator Signature:

Date:

3/7/25

JOB POSTING INFORMATION – TO BE COMPLETED BY HUMAN RESOURCES

The Position was posted on the following locations:

☒ Township Website

☐ Internal Bulletin Board

☐ Social media

☐ Facebook

☐ LinkedIn

☐ Twitter

☐ Other

☐ Newspapers

☐ Other job boards

Hiring Process Timeline:

Date of initial posting: 1/29/2025

Date posting closed: Still open

Interview Committee: Roger Krebs, Rick Mock

Interview dates: 3/3/2025 Number of applications:

Number of candidates interviewed: Click or tap here to enter text.



NEW HIRE AUTHORIZATION

TO BE COMPLETED BY HUMAN RESOURCES

- ☐ New position - Date of Trustee Approval
☐ Reconfiguration of position - Date of Trustee Approval
☒ Replacement existing vacancy

Job Code:

Position Number:

Status: ☐ Full Time ☐ Permanent ☐ FLSA Exempt ☐ CBA Position
☐ Part Time ☒ Temporary/Seasonal ☐ FLSA Non-Exempt ☐ Non-CBA Position

TO BE COMPLETED BY HIRING DEPARTMENT HEAD

Employee name: Tenise Blackwell

Hourly rate: \$15

Employee Supervisor: Rober Krebs

Min/Max hours/week: 40hrs/week

Proposed start date: 3/17/2025 Eligibility Date: 3/17/2025

Tentative schedule of hours: Monday-Friday 6:30am – 3pm

Does this position supervise staff? ☐ Yes ☒ No

Comments: Interviewed with Roger Krebs, Rick Mock and Dan McAninch.

Department Head Name: Tawanna Molter

Signature:

Date: 3/6/2025

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Hiring Process Timeline:

Date of initial posting: 1/29/2025

Date posting closed: Still open

Interview Committee: Roger Krebs, Rick Mock, Dan McAninch

Interview dates: 3/4/2025 Number of applications:

Number of candidates interviewed: Click or tap here to enter text.