

COLERAIN

TOWNSHIP ~ OHIO

Minutes

March 11, 2025

1. **Opening of Meeting**

Ms Ulrich called the meeting to order at 7:00pm.
All trustees and the fiscal officer were present.

2. **Pledge of Allegiance**

All recited the Pledge of Allegiance.

3. **Meditation (Moment of Silence)**

4. **Approval of Minutes**

Mr Wahlert motioned to amend the agenda to include a statement by Mr Weckbach,
Seconded Mr Unger.
All voted Yes, Agenda amended.

Mr Weckbach - Mr Weckbach provided an update regarding the recent dog attack and our communication with the County Commissioners. He believes the County Commissioners heard our concerns. He mentioned the dogs will be removed and euthanized.

Mr Baker recommended a motion for the approval of the minutes from the board of trustees meeting on 2-11-25.
Motion Mr Unger, Seconded Mr Wahlert
All voted Yes. Minutes approved.

5. **Citizens Address**

Carrie Davis - She spoke about the dog attack and said Colerain needs our own dog rules. She spoke about the conduct of the County Dog Warden and said the response of the Dog Warden was bad. She asked the board to remove the policy of not responding to dog complaints.

Vickie Bowman - She said she's lived in her neighborhood for 34 years and there are many children. She spoke about the vicious dogs in the neighborhood. She said the dogs escape from their yards. She said she was surprised that each dog is allowed one bite, one maul or one killing of a human. She said many dog attacks go unreported. She thanked the township for making the resolution happen so fast.

Steven Smith - He spoke about the purchase of fire trucks. He spoke about vicious dogs in Colerain. He spoke about decreasing police funding. He mentioned the disrespect of the



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police department. He disagrees with police overtime and mentioned police levies.

Don Marsh - He spoke about the vicious dog attack. He said it's raised significant concerns about the well-being of the community. It said it will have long-lasting effects. He said the township should take immediate measures regarding dog confinement.

6. **Administrative Reports**

Fire Chief Walls - For the month of February we responded to 750 EMS incidents, 160 fire incidents, we had 29 responses into the Pleasant Run contract area and 4 responses into the West College Hill contract area. We had 3 significant fire incidents. Our average response time was 5:21.

Police Chief Cordie - For the month of February we had 3294 calls for service, 118 per day. We conducted 319 traffic stops, handled 144 auto accidents, made 83 arrests, 7 OVI arrests. We wrote 325 citations. We had 1 use of force and 1 internal investigation opened. The Impact Team made 12 targeted traffic stops, handled 6 felony charges, seized 35 grams of Meth, 2 grams of fentanyl, 39 grams of cocaine, 100 doses of Xanax, towed 2 vehicles recovered 1 vehicle. The board discussed the needed changes in the ORC regarding dog attacks.

Ms Mays - For the month of February our park vehicle readers had 3674 for Heritage Park, 3123 for Colerain Park and 3962 for Clippard Park. We collected 331 bags of trash.

Rates for energy are very volatile. Rates this morning were 9.88.

Mr Wahlert - Is the rate a daily quote?

Ms Mays - It's a minute-by-minute quote.

Ms Ulrich motioned to amend the agenda to add a vote for the authorization for the Township Administrator to negotiate an aggregate price, Seconded Mr Unger
All voted Yes. Agenda amended.

Ms Tracy-Noren - She spoke about the Colerain Township Annual Report.

7. **Trustees' Report**

Mr Unger - Thanked those who showed up tonight. He mentioned the ORC section 955 that speaks to dog laws. He spoke about non-official Colerain associations.

He spoke about an issue on Dunlap drive and an issue on Byrnside. He said our litter pickup guys do great work. The Groesbeck Library will print out the ORC codes for anyone.

Mr Wahlert - He spoke about the group home issue and that locally, they are not helping kids. He said the group home handbook in the department of justice is from 1979. He mentioned the board independently works on the same issues.

Ms Ulrich - She said we just got a grant for our traffic blitz. She mentioned the Northbrook



Clean up day is May 3rd. She spoke about the clothing drive for women facing cancer treatment.

8. **New Business**

Public Safety

- a. Resolution to Dispose of Township Vehicles and Equipment Valued at Greater than \$2,500

Chief Cordie recommended ADOPTION of Resolution #20-25.

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

Motion Mr Unger, Seconded Mr Wahlert

No discussion.

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

Resolution passed.

- b. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #21-25.

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

Motion Mr Unger, Seconded Mr Wahlert

No discussion.

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

Resolution passed

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

Chief Cordie recommended ADOPTION of Resolution # 22-25.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of

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the Junk Motor Vehicle at the Following Property:

2378 Roosevelt Ave. Cincinnati, Oh 45231 1. (NO PLATE), 2000, Black, BMW, 328i.

Motion Mr Wahlert, Seconded Mr Unger

No discussion.

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

Resolution passed.

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

Chief Cordie recommended ADOPTION of Resolution #23-25.

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

Motion Mr Wahlert, Seconded Mr Unger

No discussion

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

Resolution passed

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

Chief Cordie recommended ADOPTION of Resolution #24-25.

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

Motion Mr Wahlert, Seconded Mr Unger

No discussion

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

Resolution passed

f. Resolution Declaring a Junk Motor Vehicle - 10229 Springknob Ct. - 4 of 4

Chief Cordie recommended ADOPTION of Resolution #25-25.

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

Motion Mr Unger, Seconded Mr Wahler

No discussion

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

Resolution passed

g. Motion to Issue Noise Resolution Permit to Quaker Steak & Lube

Chief Cordie recommended 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.

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Motion Mr Wahlert, Seconded Ms Ulrich

No discussion

All voted Yes. Motion approved

h. Resolution Declaring Property as a Vacant Registrable Property - 3402 Niagara St.
Chief Cordie recommended ADOPTION of Resolution #26-25.

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

Motion Mr Unger, Seconded Mr Wahlert

No discussion

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

Resolution passed

i. Resolution Declaring Registrable Properties and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #27-25.

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

Motion Mr Unger, Seconded Mr Wahlert

No discussion:

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

Resolution passed

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

Chief Walls recommended 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

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - Is this within the not to exceed price?

Chief Walls - That's correct. It's within the overall scope.

All voted Yes. Motion approved

Public Services

a. Resolution Authorizing Participation in the 2025 ODOT Salt Contract

Ms Mays recommended ADOPTION of Resolution #28-25.

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.

Motion Mr Unger, Seconded Mr Wahlert

No discussion

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

Resolution passed

Development

Administration

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

Mr Weckbach recommended 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.

Motion Mr Unger, Seconded Mr Wahlert

No discussion

All voted Yes. Motion approved

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

Mr McElravy recommended 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

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this motion is adopted, the Capital Reserve will be \$1,685,633.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Wahlert - I introduced this a couple years ago with the idea of the two words I hate most in government, deferred maintenance.

All voted Yes. Motion approved

c. Resolution Authorizing the Adoption of Permanent Appropriations

Mr McElravy recommended ADOPTION of Resolution #29-25.

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.

Motion Mr Unger, Seconded Mr Wahlert

No discussion:

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

Resolution passed

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

Ms Mays recommended ADOPTION of the Motion.

Rationale: In accordance with Township Policy 4.1, which outlines the General Facility

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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.

Motion Ms Ulrich, Seconded Mr Wahlert

No discussion

All voted Yes. Motion approved

e. Discussion - Meeting Start Time and Procedure

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.

Discussion:

Mr Unger - I prefer to keep it structured the same.

Mr Wahlert - I think we make a change, even if it's on a temporary basis.

Ms Ulrich - I would like to start a little earlier to benefit others being able to be here.

Mr Weckbach - We can always have executive sessions as needed.

Mr Wahlert - Emergency executive sessions would be covered under the ORC.

Mr Weckbach - Starting with the June meeting, business will start at 6:00pm.

9. **Old Business**

Discussion to allow the township administrator to enter into an agreement with electrical aggregation.

Discussion:

Mr Weckbach - 9.88 was the last offer presented.

Mr Wahlert - I'm not comfortable basing on the current price. It seems like the worst possible time to negotiate that.



Mr Unger - Anybody can opt out of the program.
Mr Weckbach - We would still be less than Duke's.
Mr Unger - I think 12 months from now it will even out.

Motion to set limit to 9.7 Mr Wahlert, Seconded Mr Unger
All voted Yes. Motion approved.

10. 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)

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

- b. Purchase of Used Fire Apparatus - Green Township - \$2,500 of In Kind Fleet Management Services

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.

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

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.

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

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.

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

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.

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

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.

- g. New Hire - Police Officer - Police Department - Tyler Wilkerson - \$38.37 hour

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.

- h. New Hire - Part-Time Code Enforcement Specialist - Police Department - Colin Shatzer - \$18.00 hour

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.

- i. New Hire - Seasonal Maintenance Worker - Public Services - Tenise Blackwell and Gregory Williams - \$15 per hour

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.

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Motion to approve all consent items Mr Unger, Seconded Mr Wahlert
All voted Yes. All consent items approved.

11. Fiscal Office Report

The financial report has been completed for year end 2024.
Through 3-11-25 we have received 122 public records request for the year with 4 outstanding.

12. Executive Session

Mr Weckbach recommended the board of trustees convene into executive session in accordance with ORC section 121.22 (G)(3) to discuss pending or eminent litigation.
Motion Mr Unger, Seconded Mr Wahlert
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Executive session convened at 8:38pm.

Ms Ulrich called the meeting back to order at 9:17pm
All trustees and the fiscal officer were present.

Mr Weckbach had nothing to report from executive session.

13. Adjournment

Motion to adjourn Mr Wahlert, Seconded Ms Ulrich
All voted Yes.
Meeting adjourned at 9:17pm



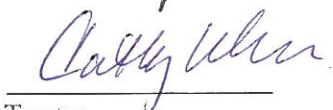
Fiscal Officer



Trustee



Trustee



Trustee