

Minutes

May 22, 2025

1. **Opening of Meeting**

Ms. Ulrich called the meeting to order at 6:00pm.
All Trustees were present.

2. **Executive Session**

Mr. McElravy requested to enter Executive Session in accordance with Ohio Revised Code 121.22 (G)(1) to discuss employment of a public employee and Ohio Revised Code 121.22 (G)(3) to discuss pending or imminent litigation.
Motion Mr. Wahlert, Seconded Mr. Unger
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Executive session convened at 6:01pm

Ms Ulrich called the meeting back to order at 7:00pm
All Trustees were present.
Mr McElravy had nothing to report from executive session.

3. **Pledge of Allegiance**

All recited the Pledge of Allegiance.

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

5. **Approval of Minutes**

Ms Mays recommended a motion for the approval of the minutes from the board of trustees meeting on 5-6-25.
Motion Mr Wahlert, Seconded Mr Unger.
All voted yes. Minutes approved.

6. **Presentations**

a. Presentation by REDI of New Strategic Plan

Gavin Campbell and Kevin Donnelly from REDI, the regional economic agency for Southwest Ohio, gave a presentation and update on their newly adopted strategic plan.

7. **Citizens Address**

Carrie Davis - She said she gets squemish when they call Chief Cordie to speak about monies. She thinks every department should give an update on budget cuts. She says 25% of the time the police dept is escorting the fire dept. She thinks the fire dept should pay for that service. She spoke about the board of zoning appeals and WaWa.





8. **Administrative Reports**

Mr McElravy - He reminded everyone that as of June 10th, the business meetings will be starting at 6:00pm.

9. **Trustees' Report**

Mr Unger - Monday morning is our annual observance for Memorial Day. He spoke a call he received regarding a situation on Byrneside with some tall grass. He said there were some similar issues down off Hanley Rd. He extended his condolences to the City of Harrison on the passing of one of their council members, Ray Acra. He said our officers do a great job.

Mr Wahlert - Its been a busy couple weeks on the solid waste board. We are scheduled to meet again in August. He said it's been floated to double tipping fees. Our zoning in Colerain says a "type 2" facility is treated like solid waste. We do more than our fair share for the county. He spoke about various compost sites.

Ms Ulrich - I want everyone to have a fun and safe Memorial Day. Our Police Department does a great job. She mentioned the July 4th Fireworks. She mentioned the Rumpke Hefty Orange Bags.

10. **New Business**

Public Safety

a. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #53-25.

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

6850 Acre Dr. 510-0074-0278-00
2850 Breezy Way 510-0074-0107-00
2766 Byrneside Dr. 510-0074-0026-00
2601 Chesterhill Dr. 510-0022-0032-00
6916 Hillary Dr. 510-0074-0395-00
7218 Jamerine Ct. 510-0071-0462-00
2832 Jonrose Ave. 510-0071-0367-00
9887 Kittywood Dr. 510-0184-0130-00
9658 Loralinda Dr. 510-0052-0434-00
9670 Loralinda Dr. 510-0052-0433-00
3354 Niagara St. 510-0102-0036-00
3402 Niagara St 510-0102-0042-00
8910 Pippin Rd. 510-0062-0223-00
2458 Roosevelt Ave. 510-0031-0441-00
2480 Roosevelt Ave. 510-0031-0436-00
2486 Roosevelt Ave. 510-0031-0435-00



10170 Season Dr. 510-0113-0081-00

7155 Swirlwood Ln. 510-0073-0065-00

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

Motion Mr Unger, Seconded Mr Wahlert

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

Resolution passed.

Public Services

Development

Motion to set a Public Hearing for June 10, 2025 at 6:00pm to consider Zoning

- a. Commission Case CZC-25-2, Zone Text Amendment to conditionally permit Cannabis Dispensaries in certain zoning districts.

Trustee Wahlert asked for clarification that these would be "retail" dispensaries.

Director Miller confirmed.

Mr Miller recommended ADOPTION of the Motion.

Rationale: As part of the Zoning Resolution amendment process, the Board of Trustees must hold a Public Hearing in their consideration of the recommendations from the Zoning Commission meeting held on May 18, 2025.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved.

Motion to set a Public Hearing for June 10, 2025 at 6:00pm to consider Zoning

- b. Commission Case CZC-25-3, Zone Text Amendment to correct technical errors in the Zoning Resolution.

Mr Miller recommended ADOPTION of the Motion.

Rationale: As part of the Zoning Resolution amendment process, the Board of Trustees must hold a Public Hearing in their consideration of the recommendations from the Zoning Commission meeting held on May 18, 2025.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

All voted Yes. Motion approved.

Motion to set a Public Hearing for June 10, 2025 at 6:00pm to consider Board of

- c. Zoning Appeals Case BZA-25-3, Declaration of Abandoned Sign and Ordering Abatement.

Mr Miller recommended ADOPTION of the Motion.

Rationale: As part of the abatement process for abandoned signs, the Board of Trustees



must hold a Public Hearing in their consideration of the recommendations from the Board of Zoning Appeals meeting held on February 26, 2025.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

All voted Yes. Motion approved.

- Motion to set a Public Hearing for June 10, 2025 at 6:00pm to consider Board of
- d. Zoning Appeals Case BZA-25-5, Declaration of Abandoned Sign and Ordering Abatement.

Mr Miller recommended ADOPTION of the Motion.

Rationale: As part of the abatement process for abandoned signs, the Board of Trustees must hold a Public Hearing in their consideration of the recommendations from the Board of Zoning Appeals meeting held on February 26, 2025.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion,

All voted Yes. Motion approved

Administration

- a. Motion to Affirm 2026 Strategic Priorities

Mr McElravy recommended ADOPTION of the Motion.

Rationale: In 2023, the Board of Trustees adopted a three-year set of priorities to govern strategic initiatives and items for the 2024-2026 fiscal years. This motion would re-adopt the strategic priorities for 2026, the final year of the three-year strategic plan.

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

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

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

Strategic Goal #4: Expand Recreational Opportunities for all Ages

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

Strategic Goal #6: Make Progress on Deferred Maintenance and Reposition Existing Assets

Starting in 2026, the Township will embark on a new multi-year strategic planning process that will incorporate new or refined goals.

Motion Mr Unger, Seconded Ms Ulrich

No discussion

All voted Yes. Motion approved.

- b. Resolution Authorizing the Adoption of Amended Appropriations

Mr McElravy recommended ADOPTION of Resolution #54-25.

Rationale: The Township recently received its first half property tax settlement, which

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gives staff the opportunity to compare actual collections to forecasts. Forecasting TIF collections is a challenge, particularly for residential TIFs, because the tax value of the development changes as the project is completed. This Resolution would increase appropriations in six Funds. For four of those funds, the increases are due to the TIFs outperforming forecasts. The increase in the two other Funds are for the sidewalk projects on Springdale and Poole Roads. Specifically:

1000 (General Fund) - increase appropriations by \$188,741, to \$9,392,455, for the sidewalk projects. 2903 (TIF- Colerain Towne Center/Rumpke) - increase appropriations by \$316,905, to \$528,405, to allow the Township to deposit funds with the trustee for the bonds issued for the construction of Generation Drive. 2906 (Sidewalk Waiver) - increase appropriations from zero to \$34,949.99, for the sidewalk projects. 2907 (TIF- Dunlap Grove) - increase appropriations by \$7,000, to \$133,000, to make TIF Compensation payments to Northwest Local Schools and pay tax collection fees. 2913 (TIF- Abbeytown) - increase appropriations by \$111,200, to \$290,000, to make TIF Compensation payments to Northwest Local Schools and pay tax collection fees. 2916 (TIF- Crosley Meadows) - increase appropriations by \$89,141, to \$274,141, to make TIF Compensation payments to Northwest Local Schools and pay tax collection fees.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - When property taxes are levied, this is always going to be a moving target. You do a good job of trying to hone in as best you can.

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

Resolution passed.

c. Motion Authorizing Township Administrator to Execute a Consent Decree in Substantially the Same Form for 9872 Greenriver Drive

Mr McElravy recommended ADOPTION of the Motion.

Rationale: This consent decree is related to a BZA case from last year.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Wahlert - This is revenue positive, not negative.

Mr McElravy - That's correct

Vote - Ms Ulrich - Yes, Mr Unger - No, Mr Wahlert - Yes

Motion approved.

Mr Wahlert motioned to have the remaining amount in his discretionary fund (Approx \$80,000) be moved to the Police Department for the 2026 year, Seconded Mr Unger. All voted Yes. Motion approved.

11. Old Business

12. Consent Items

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- a. Promotion - Full-Time Firefighter/EMT - Department of Fire and EMS - James Dietrich - \$22.56 per hour

The position of Firefighter/Paramedic was posted, applications were received, and interviews were conducted. A conditional offer of employment was extended to the following individual:

- James Dietrich

The wage for this job is \$22.56 per hour. Contingent upon Board approval, James Dietrich would be eligible to begin work on May 27, 2025.

- b. Reclassification of Employee - Part-time Firefighter/Paramedic/FAO - Department of Fire and EMS - David Wegman - \$24.08

Reclassification of Employee - Part-time Firefighter/Paramedic/FAO - Department of Fire and EMS - David Wegman - \$24.08. Contingent upon Board approval, he would be eligible to begin work on May 25, 2025.

- c. Donation Acceptance - Department of Fire and EMS - Eschenbach Family - \$100.00 (Kroger Gift Card)

Colerain Township Department of Fire and EMS is grateful for a \$100.00 donation from Eschenbach Family.

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

13. **Fiscal Office Report**

No report

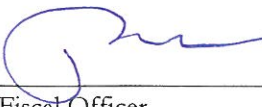
14. **Executive Session**

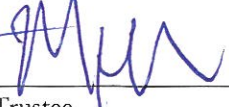
15. **Adjournment**

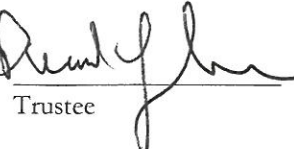
Motion to adjourn Mr Wahlert, Seconded Ms Ulrich

All voted Yes.

Meeting adjourned at 8:02pm


Fiscal Officer


Trustee


Trustee


Trustee