

TRUSTEES

Cathy Ulrich
Daniel Unger
Matt Wahlert

FISCAL OFFICER

Jeffrey D. Baker

ADMINISTRATOR

Jeff Weckbach

Regular Meeting of the Board of Trustees - July 22, 2025

1. **Opening of Meeting**
2. **Pledge of Allegiance 6PM**
3. **Meditation (Moment of Silence)**
4. **Approval of Minutes**
5. **Presentations**
 - a. Proclamation Recognizing Sanctuary Pointe for Ten Years of Operations
 - b. Presentation by Chief Walls: Introducing and Swearing-in Newly Promoted Employees
 - c. Presentation by Chief Cordie Introducing and Swearing-In of Police Officers
6. **Citizens Address**
7. **Administrative Reports**
8. **Trustees' Report**
9. **New Business**

Public Safety

- a. Resolution Declaring Nuisance and Ordering Abatement
- b. Resolution Declaring Junk Motor Vehicles - 2813 Banning Rd. - 1 of 3
- c. Resolution Declaring Junk Motor Vehicles - 2968 Compton Rd. - 2 of 3
- d. Resolution Declaring a Junk Motor Vehicle - 11269 Templeton Dr. - 3 of 3
- e. Motion to Issue Noise Resolution Permit to St. John the Baptist Church

Public Services**Development**

- a. Motion to set a Public Hearing at Board of Trustees Meeting on August 12, 2025 at 6:00 PM for BZA Case ZCE-25-7, Declaration of Abandoned Signage at 2539 W. Galbraith Rd.
- b. Motion to set a Public Hearing at Board of Trustees Meeting on August 12, 2025 at 6:00 PM for BZA Case ZCE-25-15, Declaration of Abandoned Signage at 9090 Pippin Rd.
- c. Motion to set a Public Hearing at Board of Trustees Meeting on August 12, 2025 at 6:00 PM for BZA Case ZCE-25-17, Declaration of Abandoned Signage at 9406 Pippin Rd.



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FISCAL OFFICER

Jeffrey D. Baker

ADMINISTRATOR

Jeff Weckbach

Administration

- a. Motion authorizing the Township Administrator to execute a natural gas aggregation agreement at a rate not to exceed Duke Energy's Gas Cost Recovery (GCR) Rate for a period of twelve (12)-months

10. Old Business

- a. Resolution Approving or Denying Major Amendment to Final Development Plan, Resolution 29-12

11. Consent Items

- a. Frost Brown Todd - Engagement Letter- \$4,500
- b. Donation Acceptance - Department of Fire and EMS - Christine Utter - \$300.00 - Cash
- c. New Hire - Police Recruit - Police Department - Hallie Woods - \$27.50
- d. New Hire - Police Clerk - Kourtney Hedrick - \$22.15/hour

12. Fiscal Office Report

13. Executive Session – if needed

14. Adjournment

PRESENTATIONS

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

Proclamation Recognizing Sanctuary Pointe for Ten Years of Operations

Recommend ADOPTION of the Proclamation.

Rationale:

On August 10, 2025, Sanctuary Pointe will celebrate its 10th year of operations. This proclamation recognizes them for this significant milestone.

**PROCLAMATION FOR
SANCTUARY POINTE NURSING & REHAB CENTER
TEN YEAR ANNIVERSARY
IN COLERAIN TOWNSHIP, OHIO**



- Whereas** Sanctuary Pointe Nursing & Rehab Center, located at 11501 Hamilton Avenue in Colerain Township, is celebrating their 10th Anniversary; and
- Whereas** Sanctuary Pointe provides an array of rehabilitative and nursing services to all of Greater Cincinnati's senior population; and
- Whereas** Their central location in Colerain Township provides easy access to most major hospitals, making the transition for patients from hospital care to rehabilitation care easier. New patients can be admitted not only upon discharge but also from the emergency room, doctor's office, or home; and
- Whereas** Sanctuary Pointe Nursing & Rehab Center is celebrating their success and is looking forward to many more years of service in Colerain Township.

Be it resolved that in recognition of Sanctuary Pointe Nursing & Rehab Center, the Colerain Township Board of Trustees hereby proclaim Thursday, August 21, 2025, as a special day of recognition for Sanctuary Pointe Nursing & Rehab to acknowledge their 10th anniversary and their many contributions to Colerain Township.

Cathy Ulrich
Trustee

Daniel Unger
Trustee

Matt Wahlert
Trustee

Jeffrey D. Baker
Fiscal Officer

Date: July 22, 2025

PRESENTATIONS

Department: Fire
Department Director: Allen Walls, Fire Chief

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

Presentation by Chief Walls: Introducing and Swearing-in Newly Promoted Employees

No action is requested of the Board.

Rationale:

Introduce and administer the Oath of Office to the department's newest Career Firefighter:

- Gavyn Ripley

Introduce and administer the Oath of Office to the department's newest Fire Captain:

- Eric Reifenberger

PRESENTATIONS

Department: Police

Department Director: Ed Cordie, Police Chief

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

Presentation by Chief Cordie Introducing and Swearing-In of Police Officers

No action is requested of the Board.

Rationale:

Chief Cordie will swear-in Police Officer Laura Russell and Police Officer Austin Chaney.

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 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:

2505 Byrneside Dr	510-0073-0157-00
2726 Hennge Dr	510-0061-0200-00
2766 Houston Rd	510-0023-0033-00
9717 Loralinda Dr	510-0052-0414-00
3159 Niagara St	510-0052-0396-00
3436 Niagara St	510-0102-0048-00
10547 Pottinger Rd	510-0123-0015-00
6268 Rocknoll Ln	510-0350-0223-00

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.

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 _____, 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 Mr. 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>
2505 Byrneside Dr	510-0073-0157-00
2726 Hennge Dr	510-0061-0200-00
2766 Houston Rd	510-0023-0033-00
9717 Loralinda Dr	510-0052-0414-00
3159 Niagara St	510-0052-0396-00
3436 Niagara St	510-0102-0048-00
10547 Pottinger Rd	510-0123-0015-00
6268 Rocknoll Ln	510-0350-0223-00

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 Junk Motor Vehicles - 2813 Banning Rd. - 1 of 3

Recommend ADOPTION of the Resolution.

Rationale:

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

2813 Banning Rd. Cincinnati, OH 45239

1. (OHIO) HAN9605, 1998, Red, Cadillac, Deville
2. (OHIO) JZH8567, 1999, Black, Chevrolet, Tahoe

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 _____, 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 Mr. Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 2813 Banning Rd. Cincinnati, OH 45239– Parcel ID 510-0074-0143-00
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 **2813 Banning Rd. Cincinnati, OH 45239– Parcel ID 510-0074-0143-00**

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 **2813 Banning Rd. Cincinnati, OH 45239– Parcel ID 510-0074-0143-00*** to be inoperable, extensively damages, and at least three model years old:
 - A. **(OHIO) HAN9605, 1998, Red, Cadillac, Deville**
 - B. **(OHIO) JZH8567, 1999, Black, Chevrolet, Tahoe**
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 Junk Motor Vehicles - 2968 Compton Rd. - 2 of 3

Recommend ADOPTION of the Resolution.

Rationale:

Recommend Adoption of the Resolution to Declare and Order Abatement of Junk Motor Vehicles at the Following Property:

2968 Compton Rd. Cincinnati, OH 45251

1. (OHIO) 699YZR, 2012, Grey, Honda, Pilot
2. (NO TAG) 2003, Tan, Chevrolet, Trailblazer
3. (NO TAG) 1996, Grey, Acura, Legend
4. (OHIO) 665LA, 2000, White, Acura, TL
5. (OHIO) 572YTM, 2003, Blue, Volkswagen, Jetta
6. (OHIO) 573YTM, 1998, Green, Dodge, Ram
7. (OHIO) 648ZJN, 1976, Maroon, Oldsmobile, DEHA88
8. (OHIO) 649ZJN, 2006, Grey, Jeep, Liberty
9. (OHIO) UAN6065, 2010, Black, AMO, Utility Trailer

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 _____, 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 Mr. Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

RESOLUTION DECLARING VEHICLE LOCATED AT 2968 Compton Rd. Cincinnati, OH 45251– Parcel ID 510-0054-0145-00
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 **2968 Compton Rd. Cincinnati, OH 45251– Parcel ID 510-0054-0145-00**

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 **2968 Compton Rd. Cincinnati, OH 45251– Parcel ID 510-0054-0145-00** to be inoperable, extensively damages, and at least three model years old:
 - A. **(OHIO) 699YZR, 2012, Grey, Honda, Pilot**
 - B. **(NO TAG) 2003, Tan, Chevrolet, Trailblazer**
 - C. **(NO TAG) 1996, Grey, Acura, Legend**
 - D. **(OHIO) 665LA, 2000, White, Acura, TL**
 - E. **(OHIO) 572YTM, 2003, Blue, Volkswagen, Jetta**
 - F. **(OHIO) 573YTM, 1998, Green, Dodge, Ram**
 - G. **(OHIO) 648ZJN, 1976, Maroon, Oldsmobile, DEHA88**
 - H. **(OHIO) 649ZJN, 2006, Grey, Jeep, Liberty**

I. (OHIO) UAN6065, 2010, Black, AMO, Utility Trailer

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 - 11269 Templeton Dr. - 3 of 3

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:

11269 Templeton Dr. Cincinnati, OH 45251

1. (OHIO) JNJ6226, 2007, Red, Ford, Mustang

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 _____, 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 Mr. Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____

**RESOLUTION DECLARING VEHICLE LOCATED AT 11269 Templeton Dr.
Cincinnati, OH 45251– Parcel ID 510-0023-0110-00
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 **11269 Templeton Dr. Cincinnati, OH 45251– Parcel ID 510-0023-0110-00**

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 **11269 Templeton Dr. Cincinnati, OH 45251– Parcel ID 510-0023-0110-00** to be inoperable, extensively damages, and at least three model years old:

A. (OHIO) JNJ6226, 2007, Red, Ford, Mustang

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.
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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 St. John the Baptist Church
Recommend ADOPTION of the Motion.

Rationale:

This is the first request for a permit in 2025 for St. John the Baptist Church. The request is for their annual festival that will be held August 1st - 3rd. The event hours are as follows:

August 1, 2025 from 6pm till midnight
August 2, 2025 from 430pm till midnight
August 3, 2025 from 1230pm till 6pm



PERMIT VALID DATE AND TIME
(to and from)

TRUSTEES

Cathy Ulrich
Daniel Unger
Matt Wahlert

FISCAL OFFICER

Jeffrey D. Baker

ADMINISTRATOR

Jeff Weckbach

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

Name of applicant: St John the Baptist Church

Address where event will be held: 5361 Dry Ridge RD Cincinnati, OH 45252

Type of event: 2025 Parish Festival

Date and Time of Event: 8/1/25 6:00 PM - 12:00 8/2/25 4:30 PM - 12:00 8/3/25 12:30 PM -6:00 PM

Contact number for permit holder: Tom Hilgeman 513-225-4667

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

DEVELOPMENT

Department: Development

Department Director: David Miller, Director of Development

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

Motion to set a Public Hearing at Board of Trustees Meeting on August 12, 2025 at 6:00 PM for BZA Case ZCE-25-7, Declaration of Abandoned Signage at 2539 W. Galbraith Rd.

Recommend ADOPTION of the Motion.

Rationale:

Per the newly adopted guidelines, a public hearing before the Trustees will occur prior to any formal action being taken to remediate the potentially abandoned sign.

DEVELOPMENT

Department: Development

Department Director: David Miller, Director of Development

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

Motion to set a Public Hearing at Board of Trustees Meeting on August 12, 2025 at 6:00 PM for BZA Case ZCE-25-15, Declaration of Abandoned Signage at 9090 Pippin Rd.

Recommend ADOPTION of the Motion.

Rationale:

Per the newly adopted guidelines, a public hearing before the Trustees will occur prior to any formal action being taken to remediate the potentially abandoned sign.

DEVELOPMENT

Department: Development

Department Director: David Miller, Director of Development

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

Motion to set a Public Hearing at Board of Trustees Meeting on August 12, 2025 at 6:00 PM for BZA Case ZCE-25-17, Declaration of Abandoned Signage at 9406 Pippin Rd.

Recommend ADOPTION of the Motion.

Rationale:

Per the newly adopted guidelines, a public hearing before the Trustees will occur prior to any formal action being taken to remediate the potentially abandoned sign.

ADMINISTRATION

Department: Administration
Department Director: Tiphannie Mays, Assistant Administrator

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

Motion authorizing the Township Administrator to execute a natural gas aggregation agreement at a rate not to exceed Duke Energy's Gas Cost Recovery (GCR) Rate for a period of twelve (12)-months

Recommend ADOPTION of the Motion.

Rationale:

Colerain Township has a natural gas aggregation program with AEP Energy that is set to expire in October of 2025. The current rate is \$0.839 cents per ccf.

As with past aggregation renewals, the final contract will not be prepared until the rates are set. The market moves daily and the Township needs the flexibility to sign the agreement when rates reach their lowest. This motion would allow the Administrator to sign a contract with a rate lower than Duke's rate. The final agreement will be brought back to a future Trustee meeting as a consent agenda item.

The contract will maintain the ability for residents to opt out without penalty. The current price is estimated to be lower than our existing agreement.

OLD BUSINESS

Department: Development

Department Director: David Miller, Director of Development

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

Resolution Approving or Denying Major Amendment to Final Development Plan, Resolution 29-12

Recommend ADOPTION of the Resolution.

Rationale:

This item was first introduced at the July 8, 2025 Board of Trustees meeting. At that time, the board tabled action pending a conversation between the applicant and adjacent property owner.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 8th day of July, 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 Mr. Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

**RESOLUTION APPROVING A MAJOR AMENDMENT TO RESOLUTION NO. 29-12,
PLANNED DISTRICT-BUSINESS AT 9101 COLERAIN AVENUE**

WHEREAS, on July 10, 2012 the Colerain Township Board of Trustees approved Resolution No. 29-12 on behalf of owner/applicant Pond Realty Company/Joseph Toyota, rezoning several parcels on Poole Road from R-5 Suburban-High Residential to PD-B Planned District-Business to allow for the addition of an inventory storage lot on Hamilton County Auditor's parcels 510-104-29 to -133, and rezoned parcel 510-104-128 and a portion of parcel 510-104-125 without changes to the existing uses, with conditions as set forth in said Resolution No. 29-12; and

WHEREAS, owner/applicant Pond Realty Company/Joseph Toyota states that pending changes to vehicular access and inventory storage lot circulation necessitates the addition of a curb cut on Poole Road for ingress/egress only for automobile deliveries; and

WHEREAS, owner/applicant Pond Realty Company/Joseph Toyota is requesting a Modification to the Plan and Resolution No. 29-12, specifically the removal of condition in the Final Development Plan (FDP), 1.2 (E) (2), which states, "There shall be no curb cut onto Poole Road;" and

WHEREAS, Section 6.4.3(O), Major Modifications to an Approved Planned District of the Colerain Township Zoning Resolution states the types of modifications to Planned Districts that are considered Major Amendments and therefore require Township Trustee approval; and

WHEREAS, Section 6.4.3(P) Minor Modifications to an Approved Planned District of the Colerain Township Zoning Resolution states in Subsection (1): "All proposed amendments, other than those outlined in Section 6.4.3(O), shall be considered a minor modification;" and

WHEREAS, although Section 6.4.3(O) does not state that the removal of an FDP condition constitutes a Major Amendment requiring Township Trustee approval, Section 6.4.3(Q) allows for the Zoning Administrator to "determine if any proposed amendments are substantial and therefore must be approved by the Township Trustees;" and

WHEREAS, the Zoning Administrator determined that the requested removal of Resolution No. 29-12 FDP condition 1.2 (E) (2) to be substantial and scheduled a public hearing before the Township Trustees on July 8, 2025 to seek Trustee approval of such change; and

WHEREAS, the Colerain Township Board of Trustees conducted its public hearing on the request to remove Resolution No. 29-12 FDP condition 1.2 (E) (2) on July 8, 2025, and after consideration of the all public comments, exhibits, and other materials submitted, voted ____ - ____ to approve the amendment.

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

1. That the Board of Trustees of Colerain Township, Hamilton County, Ohio approves the Major Amendment to the Final Development Plan approved by Resolution 29-12, and specifically the removal of condition 1.2 (E) (2), as it would be in the best interest of the Township and the health, safety, morals and welfare of the public, is consistent with the Colerain Township Comprehensive Plan previously adopted by the Township, and is in keeping with good land use planning; 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 meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code; and
3. That a certified copy of this Resolution be directed by the Fiscal Officer of Colerain Township to the Hamilton County Recorder and the Colerain Township Zoning Administration; 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. 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: Mrs. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 2025.

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 _____, 2025.

Jeff Baker
Colerain Township Fiscal Officer

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio,
met in regular session at 6:00 p.m., on the 8th day of July, 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 Mr. Matthew Wahlert

Trustee _____ introduced the following resolution and moved its
adoption:

RESOLUTION NO. _____

**RESOLUTION DENYING A MAJOR AMENDMENT TO RESOLUTION NO. 29-12,
PLANNED DISTRICT-BUSINESS AT 9101 COLERAIN AVENUE**

WHEREAS, on July 10, 2012 the Colerain Township Board of Trustees approved
Resolution No. 29-12 on behalf of owner/applicant Pond Realty Company/Joseph Toyota,
rezoning several parcels on Poole Road from R-5 Suburban-High Residential to PD-B Planned
District-Business to allow for the addition of an inventory storage lot on Hamilton County
Auditor's parcels 510-104-29 to -133, and rezoned parcel 510-104-128 and a portion of parcel
510-104-125 without changes to the existing uses, with conditions as set forth in said Resolution
No. 29-12; and

WHEREAS, owner/applicant Pond Realty Company/Joseph Toyota states that pending
changes to vehicular access and inventory storage lot circulation necessitates the addition of a curb
cut on Poole Road for ingress/egress only for automobile deliveries; and

WHEREAS, owner/applicant Pond Realty Company/Joseph Toyota is requesting a
Modification to the Plan and Resolution No. 29-12, specifically the removal of condition in the
Final Development Plan (FDP), 1.2 (E) (2), which states, "There shall be no curb cut onto Poole
Road;" and

WHEREAS, Section 6.4.3(O), Major Modifications to an Approved Planned District of
the Colerain Township Zoning Resolution states the types of modifications to Planned Districts
that are considered Major Amendments and therefore require Township Trustee approval; and

WHEREAS, Section 6.4.3(P) Minor Modifications to an Approved Planned District of the
Colerain Township Zoning Resolution states in Subsection (1): "All proposed amendments, other
than those outlined in Section 6.4.3(O), shall be considered a minor modification;" and

WHEREAS, although Section 6.4.3(O) does not state that the removal of an FDP
condition constitutes a Major Amendment requiring Township Trustee approval, Section 6.4.3(Q)
allows for the Zoning Administrator to "determine if any proposed amendments are substantial
and therefore must be approved by the Township Trustees;" and

WHEREAS, the Zoning Administrator determined that the requested removal of Resolution No. 29-12 FDP condition 1.2 (E) (2) to be substantial and scheduled a public hearing before the Township Trustees on July 8, 2025 to seek Trustee approval of such change; and

WHEREAS, the Colerain Township Board of Trustees conducted its public hearing on the request to remove Resolution No. 29-12 FDP condition 1.2 (E) (2) on July 8, 2025, and after consideration of the all public comments, exhibits, and other materials submitted, voted ____ - ____ to deny the amendment.

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

1. That the Board of Trustees of Colerain Township, Hamilton County, Ohio denies the Major Amendment to the Final Development Plan approved by Resolution 29-12, and specifically the removal of condition 1.2 (E) (2), as it would not be in the best interest of the Township and the health, safety, morals and welfare of the public, is not consistent with the Colerain Township Comprehensive Plan previously adopted by the Township, and is not in keeping with good land use planning; 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 meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code; and
3. That a certified copy of this Resolution be directed by the Fiscal Officer of Colerain Township to the Hamilton County Recorder and the Colerain Township Zoning Administration; 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. 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: Mrs. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 2025.

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 _____, 2025.

Jeff Baker
Colerain Township Fiscal Officer

CONSENT ITEMS

Department: Administration
Department Director: Jeff McElravy, Assistant Administrator

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

Frost Brown Todd - Engagement Letter- \$4,500
Recommend approval of all consent items.

Rationale:
As part of the financing for the construction of the two new fire stations, the Township invested idle bond proceeds to earn interest. However, there are federal rules that limit the amount of interest that an issuer can earn on bond proceeds. Frost Brown Todd will prepare the calculations that are necessary to comply with federal law. The fee for this service is not to exceed \$4,500.

Patrick M. Woodside

Partner

513.651.6701 (t)

513.651.6981 (f)

pwoodside@fbtlaw.com

July 3, 2025

Mr. Jeff Weckbach
Township Administrator
Colerain Township
4200 Springdale Road
Colerain Township, OH 45251

Re: \$12,000,000 General Obligation Fire Station Bonds, Series 2022, dated December 29, 2022

We are pleased that you have asked Frost Brown Todd ("FBT") to serve as your counsel in this matter. This letter will confirm our discussion with you regarding your engagement of our firm and will describe the basis upon which our firm will provide legal services to you. Accordingly, we submit for your approval the following provisions governing our engagement. If you agree, please sign the enclosed copy of this letter in the space provided below. If you have any questions about these provisions, do not hesitate to call. Again, we are pleased to have the opportunity to serve you.

Client; Scope of Representation. Our client in this matter will be the Township of Colerain (Hamilton County), Ohio ("you" or the "Client"). With respect to the above-referenced bonds (the "Bonds"), we will be engaged to advise you regarding arbitrage rebate under Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), based solely on the information provided to us by you or the trustee for the Bonds. Section 148(f) of the Code provides generally that, unless an exception to rebate applies, an issuer of tax-exempt bonds must pay to the United States (i) the amount earned on all "Nonpurpose Investments" (as defined in Section 148(f)(6)(A) of the Code) made with "Gross Proceeds" (as defined in Section 148(f)(6)(B) of the Code) of the Bonds minus (ii) (a) the amount that would have been earned if such Nonpurpose Investments had been invested at a rate equal to the yield on the Bonds, and (b) any applicable computation date credits (the "Net Rebate Liability"). This requirement to pay the Net Rebate Liability is commonly referred to as the rebate requirement.

As required by Section 148(f) of the Code, FBT will determine (a) the amount earned on all nonpurpose investments with respect to the Bonds, less (b) the amount that would have been earned if such nonpurpose investments had been invested at a rate equal to the yield on the Bonds (the "Excess"), plus (c) any income earned on the Excess, less (d) any computation credits that might be allowable. Additionally, as required by Section 148(a) of the Code, regarding the nonpurpose investments after the "temporary period" with respect to the Bonds, FBT will determine (a) the amount earned on all nonpurpose investments with respect to the Bonds, less

Mr. Jeff Weckbach
July 3, 2025
Page 2

(b) the amount that would have been earned if such nonpurpose investments had been invested at a rate equal to the yield on the Bonds plus the additional amount permitted under the Treasury Regulations (the "Yield Excess"), plus (b) any income earned on the Yield Excess.

You may limit or expand the scope of our representation from time to time, provided that any substantial expansion must be agreed to by us. While we would be interested in assisting you in other matters, unless we are specifically engaged for some other future matter this will confirm that our representation of you is limited to the foregoing matter and will end when it is concluded.

Fees. In this matter our fees are not to exceed four thousand five hundred dollars (\$4,500). Such fee will be invoiced to you upon our providing to you a report detailing our calculation of the Excess, as defined above, and our assumptions in connection the calculation of the Excess.

We appreciate the opportunity to represent you. Please return a signed copy of this letter to me in the enclosed envelope to confirm that these terms of our engagement are acceptable to you. Our representation of you will commence upon your acceptance of the terms of our engagement. However, please note that your instructing us or continuing to instruct us on this matter will constitute your full acceptance of the terms set out above and attached.

We look forward very much to working with you on this matter.

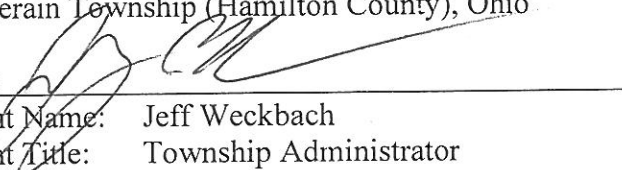
FROST BROWN TODD LLP

Patrick M. Woodside

Enclosures

The foregoing is understood and accepted:

Coierain Township (Hamilton County), Ohio

By: 

Print Name: Jeff Weckbach

Print Title: Township Administrator

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 - Christine Utter - \$300.00 - Cash
Recommend approval of all consent items.

Rationale:
Colerain Township Department of Fire and EMS is grateful for a \$300.00 (cash) donation from Christine Utter in memory of her father, Albert "Bud" Zoellner.

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 Recruit - Police Department - Hallie Woods - \$27.50
Recommend approval of all consent items.

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

The wage for this job is \$27.50 per hour for 40 hours per week. Contingent upon Board approval, she would be eligible to begin work on July 27, 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 Clerk - Kourtney Hedrick - \$22.15/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: Kourtney Hedrick.

The wage for this job is \$22.15 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on July 27, 2025.