

Minutes

July 22, 2025

1. **Opening of Meeting**

Ms Ulrich called the meeting to order at 6:00pm.
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 Baker recommended a motion for the approval of the minutes from the board of trustees meeting on 7-8-25.

Motion Mr Unger, Seconded Mr Wahlert

All voted Yes. Minutes approved.

5. **Presentations**

a. **Proclamation Recognizing Sanctuary Pointe for Ten Years of Operations**

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

Mr Unger read the proclamation into the record.

Motion to approve the proclamation Mr Wahlert, Seconded Ms Ulrich

All voted Yes. Proclamation approved.

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

Chief Walls introduced and administered the Oath of Office to the department's newest Career Firefighter:

- Gavyn Ripley

Chief Walls introduced and administered the Oath of Office to the department's newest Fire Captain:

- Eric Reifenberger

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

Chief Cordie introduced and administered the Oath of Office to Police Officer Laura Russell and Police Officer Austin Chaney.



COLERAIN

TOWNSHIP ~ OHIO

6. **Citizens Address**

Derick Davidson - Chief Cordie has treated me nicer and more professional than the Cincinnati Police. He mentioned Officer Jay Cox. He said, like Chief Cordie, he is white and he was humble and made sure I was ok. He said Officer Cox was awesome. He spoke in favor of the police levy.

Carrie Davis - She spoke about the due process of residents. She said, if need be, she'd be filing against WaWa and Joseph. She said "tonight, you must vote against Joseph". She said she is the official spokesperson for the WaWa group and the Poole Rd. group.

7. **Administrative Reports**

Mr Weckbach - He spoke about the ribbon cutting for Station 26 this Saturday.

Ms Mays - She spoke about vandalism at Groesbeck Park. She wants everyone to remain vigilant and report anything you see.

8. **Trustees' Report**

Mr Unger - Spoke about a call he got regarding the start of the construction of the other WaWa. He said that the demolition of property has already started. He spoke about the rantings of a "person". He talked about the ribbon cutting this Saturday at Fire Station 26.

Mr Wahlert - He spoke about a conversation he had with Duke Energy and the issues with power outages. He said the reason is in part because of the work being done on Cheviot Rd. He talked about the new sidewalk on Joseph Rd and the impact it will have on Colerain High School.

Ms Ulrich - She spoke about the ribbon cutting at the new mural on Colerain Ave. She thanked the Chamber for the work they did. She mentioned the 513 bus event. She mentioned the 4 Old Guys Band event coming up.

9. **New Business**

Public Safety

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

Chief Cordie recommended ADOPTION of Resolution #83-25.

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.

Motion Mr Unger, Seconded Mr Wahlert

No discussion.

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

Resolution passed

b. Resolution Declaring Junk Motor Vehicles - 2813 Banning Rd. - 1 of 3

Chief Cordie recommended ADOPTION of Resolution #84-25.

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.

Motion Mr Unger, Seconded Ms Ulrich

No discussion.

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

Resolution passed

c. Resolution Declaring Junk Motor Vehicles - 2968 Compton Rd. - 2 of 3

Chief Cordie recommended ADOPTION of Resolution #85-25.

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.

Motion Mr Unger, Seconded Mr Wahlert

No discussion.

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

Resolution passed.

d. Resolution Declaring a Junk Motor Vehicle - 11269 Templeton Dr. - 3 of 3

Chief Cordie recommended ADOPTION of Resolution #86-25.

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.



Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

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

Resolution passed

e. Motion to Issue Noise Resolution Permit to St. John the Baptist Church

Chief Cordie recommended 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

Motion Mr Unger, Seconded Ms Ulrich

No discussion.

All voted Yes. Motion approved.

Public Services

Development

Motion to set a Public Hearing at Board of Trustees Meeting on August 12, 2025

- a. at 6:00 PM for BZA Case ZCE-25-7, Declaration of Abandoned Signage at 2539 W. Galbraith Rd.

Mr Weckbach recommended 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.

Motion Mr Unger, Seconded Ms Ulrich

No discussion.

All voted Yes. Motion approved.

Motion to set a Public Hearing at Board of Trustees Meeting on August 12, 2025

- b. at 6:00 PM for BZA Case ZCE-25-15, Declaration of Abandoned Signage at 9090 Pippin Rd.

Mr Weckbach recommended 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.

Motion Mr Wahlert, Seconded Mr Unger

No discussion

All voted Yes. Motion approved.

COLERAIN

TOWNSHIP ~ OHIO

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

Mr Weckbach recommended 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.

Motion Mr Wahlert, Seconded Mr Unger

No discussion.

All voted Yes. Motion approved.

Administration

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

Ms Mays recommended 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.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Ms Ulrich - So it's free of charge for residents to opt in and out as many times as they want?

Ms Mays - Yes.

Mr Unger - This was set in place 19 years ago.

All voted Yes. Motion approved.

10. Old Business

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

Mr Weckbach recommended ADOPTION of Resolution #87-25.

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.



Motion to deny Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - My concern was the egress coming out two lanes of traffic.

Mr Unger - What assurance can you give the township that you won't make changes to this?

Joseph Representative - The Joseph brands have been a pretty good citizen in Colerain. We've stayed true to our roots.

Mr Wahlert - What defines it as an administrative decision?

Mr Conover - The zoning resolution.

Ms Ulrich - If a denial came and they took us to court because they had Hamilton County's approval on this. What would our chances be?

Mr Conover - If this is denied. We issue a notice of violation. The zoning resolution allows the township to enforce in court, the violation.

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

Motion denied.

Motion to approve resolution with amendments 1.2 E-2 for egress eastbound only and only current curb cut, Motion Mr Wahlert, Seconded Ms Ulrich

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

Amended Resolution passed.

11. Consent Items

a. Frost Brown Todd - Engagement Letter- \$4,500

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.

b. Donation Acceptance - Department of Fire and EMS - Christine Utter - \$300.00 - Cash

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.

c. New Hire - Police Recruit - Police Department - Hallie Woods - \$27.50

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.

d. New Hire - Police Clerk - Kourtney Hedrick - \$22.15/hour

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

COLERAIN

TOWNSHIP ~ OHIO

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.

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

12. **Fiscal Office Report**

No report.

13. **Executive Session**

Executive Session not needed.

14. **Adjournment**

Motion to adjourn Mr Unger, Seconded Ms Ulrich

All voted Yes.

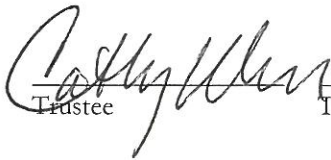
Meeting adjourned at 7:50pm



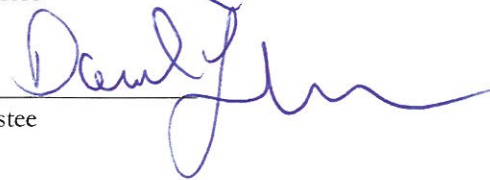
Fiscal Officer



Trustee



Trustee



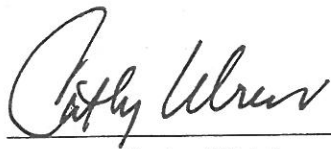
Trustee

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

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.

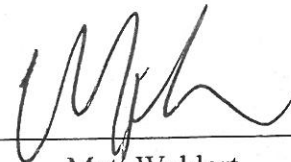
Be it resolved that in recognition of Sanctuary Pointe Nursing & Rehab Center, the Colerain Township Board of Trustees hereby proclaim Thursday, August 21, 2025, as a special day of recognition for Sanctuary Pointe Nursing & Rehab to acknowledge their 10th anniversary and their many contributions to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



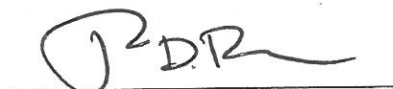
Cathy Ulrich
Trustee



Daniel Unger
Trustee



Matt Wahlert
Trustee



Jeffrey D. Baker
Fiscal Officer

Date: July 22, 2025