

COLERAIN

TOWNSHIP ~ OHIO

Minutes

July 8, 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 6-24-25.

Motion Mr Unger, Seconded Ms Ulrich
All voted Yes. Minutes approved.

5. **Public Hearings**

a. Public Hearing for a Major Amendment to Final Development Plan, Resolution 29-12

A notice of violation was issued on this property for the installation of a driveway, which was in contrast to the original approved development plan. An application for an amendment was filed. Per zoning resolution section 6.4.3(Q):

"The Zoning Administrator may determine if any proposed amendments are substantial and therefore must be approved by the Township Trustees."

Motion to open the public hearing Mr Wahlert, Seconded Ms Ulrich
All voted Yes. Public hearing opened.

Mr Conover swore in all those who wished to speak.

Jenny Jarvis - She has lived at the property near Joseph Auto for 40 years. She mentioned violations by Joseph. She talked about lighting and landscaping. She has custody of two elementary school children who are picked up by special buses. She feels the new curb cut will make things unsafe.

Carrie Davis - She says "we screwed up again." She thinks what Joseph did is the same as what WaWa did. She hopes the board "fixes what they did."



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Clark Ogden - (representing Joseph Toyota) He spoke about Joseph Toyota employees having to cross the street to move cars being delivered. He spoke about the need for the curb cut to allow deliveries on the site. He spoke about the plans from Abercrombie which were awarded by Hamilton County

Mark Stein - (representing Joseph Toyota) He said they were not aware of any landscaping issues (ie: trees taken out). He spoke about the need for the new curb cut. He feels there was an overbite regarding the township. He mentioned trucks are delivered up to 4:00pm. He said they get 2 to 3 semis per month for parts and over 20 semis per month for new cars.

Motion to close the public hearing Mr Wahlert, Seconded Ms Ulrich
All voted Yes. Public hearing closed.

- Public Hearing on Zoning Commission Case CZC-25-5 regarding a Zone Text Amendment to add and revise standards related to Mobile Food Services,
- b. including provisions for food trucks, trailers, and temporary food vending operations

Upon recommendation of Zoning Text Amendments by the Colerain Township Zoning Commission, the Board of Trustees must hold a Public Hearing to consider such changes.

Motion to open the public hearing Mr Unger, Seconded Mr Wahlert
All voted Yes. Public hearing opened.

Mr Conover swore in all those who wished to speak.

Carrie Davis - She applauded the zoning department. She said "something wasn't jiving in the zoning". She thinks some tweaking is needed with the language.

Motion to close the public hearing Mr Wahlert, Seconded Mr Unger.
All voted Yes. Public hearing closed.

- Public Hearing on Zoning Commission Case CZC-25-8 regarding a Zone Text
- c. Amendment to establish new regulations for One-Time Special Events, including defined timelines, permit requirements, and performance standards

Upon recommendation of Zoning Text Amendments by the Colerain Township Zoning Commission, the Board of Trustees must hold a Public Hearing to consider such changes.

Motion to open the public hearing Mr Wahlert, seconded Mr Unger.
All voted Yes. Public hearing opened.

No one was present to speak

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Motion to close the public hearing Mr Wahlert, Seconded Mr Unger
All voted Yes. Public hearing closed.

6. **Presentations**

7. **Citizens Address**

Carrie Davis - She thanked Cathy (Ulrich) for her honesty at the last meeting. She said it appears that round-robin meetings are being had regarding Dravo park. She wants an explanation about what we're doing about Dravo Park. She said Joseph is an example of what WaWa is doing. She talked about a survey from Clippard Park. She said maybe the police academy people can lock the gates at the parks. She wants to know how much was spent on the fireworks.

8. **Administrative Reports**

Fire Chief Walls - for the month of June we had 850 EMS incidents, 208 fire incidents, we made 46 responses into the Pleasant Run contract area, no significant fires. 5:00 response time. He mentioned John McNally's retirement. Chief Walls will be working the phones for Maddie's House fundraiser.

Police Chief Cordie - For June we responded to 3874 calls, which is 129 calls per day, we conducted 237 traffic stops, handled 159 auto accidents, we made 114 arrests, responded to 62 animal complaints. We had 6 OVI arrests and wrote 282 citations. Regarding Flock Cameras, in a two-week span we had 2.7 million vehicle hits, we've gathered information on 15 cases we were able to solve, including 24 missing people.

Ms Molter - we had 55 new shelter rentals. Park visitors were Clippard Park - 6584, Colerain Park - 3674, Heritage Park - 3316. Regarding litter, we collected 12 signs and 152 bags of trash. She mentioned the spray park at Clippard Park is down. It will hopefully be fixed this week.

Mr Miller - 64 applications with 51 approved. 4 BZA cases. We had 7 new single-family home applications.

Mr McElravy - He gave an update on the recent audits.

9. **Trustees' Report**

Mr Unger - He thanked the Lookout Civic Assoc to acknowledge their 50th Fourth of July event. He said the litter laborers are doing a great job. He mentioned issues on Miles road with cars. He talked about a tree falling and the public works team doing a great job dealing with it. He spoke about citizens who come in and criticize. He thanked all of the employees for the work they do.

Ms Ulrich - She talked about social media comments not being reflective of the quality of employees we have in Colerain. She spoke about the upcoming police levy.

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Mr Wahlert - He said he would put our staff in Colerain up against any staff out there. He reached out to Duke Energy about the recent power outages. He spoke about where we are as a township. He mentioned the police levy extending a 5 year levy for 11 years. He spoke about lies being told about township/police finances. He spoke about people who create false

10. Old Business

a. Resolution Adopting Ballot Language for Police Tax levy

Ms Mays recommended ADOPTION of Resolution #76-25.

Rationale: At the June 10, 2025 Board of Trustees meeting, the Trustees adopted three separate resolutions to certify millage to the Hamilton County Auditor. The Trustee then further discussed these potential levy options at the June 24, 2025 meeting and indicated a preference to consider a 2.3 mill or 2.9 mill levy. The estimated rates and certifications are detailed below: 2.3 Mills: Staffing levels will be maintained (\$4,199,386) 2.9 Mills: An additional beat will be created in eastern Colerain (allowing western officers to stay in district more frequently), a vacated detective position will be reinstated, and two additional officers that can be utilized for traffic and other high need areas. (\$5,294,878) Attached to this item is a resolution that will allow the board to submit ballot language for any of the two options. Ultimately, the decision on these levy amounts comes down to the desired level of service in the police department. The lower levy keeps staffing at current levels, which is a modified response plan. The higher levy allows the department to move off of the modified response plan, backfill eliminated positions, add an additional patrol unit to the street, and add park ranger program to address issues raised at the June 24, 2025 meeting.

Motion for 2.9 mills Mr Wahlert, Seconded Ms Ulrich

Discussion:

Ms Ulrich - The 2.3 is \$81 per \$100,000 and the 2.9 is \$102. You can't get a home security system for the levy will cost.

Mr Wahlert - People have mentioned to "let the county come in". That would cost at least the same and we wouldn't have the same level of service. Also, we would need a levy for the county.

Mr Unger - I saw what the levy missed by last time. My feeling is that the lower number gives us a greater chance of passing it.

Ms Ulrich - I'm asking for anyone who wants to help, please contact Chief Cordie or myself

Mr Unger - In regards to the county doing our policing, at least here we are in control of our destiny and the chief would deploy our own resources right here in the township..

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



Resolution passed.

11. **New Business**

Public Safety

a. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #77-25.

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

3207 Ainsworth Ct 510-0102-0111-00

7395 Boleyn Dr 510-0083-0433-00

7434 Colerain Ave 510-0071-0232-00

7905 Colerain Ave 510-0071-0233-00

2826 Highcrest Ct 510-0024-0327-00

2580 Keyesport Ln 510-0021-0327-00

7280 Locustview Ln 510-0083-0558-00

2562 Mariposa St 510-0051-0078-00

2655 Niagara St 510-0051-0271-00

8845 Planet Dr 510-0062-0082-00

3533 Redskin Dr 510-0111-0117-00

3289 Sienna Dr 510-0123-0116-00

2665 Topeka St 510-0051-0228-00

2673 Topeka St 510-0051-0229-00

2690 Topeka St 510-0051-0234-00

3980 Woodtrush Dr 510-0202-0102-00

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 Wahlert, Seconded Ms Ulrich

No discussion

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

Resolution passed.

b. Resolution Declaring a Junk Motor Vehicle - 2610 Sandhurst Dr. - 1 of 3

Chief Cordie recommended ADOPTION of Resolution #78-25.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2610 Sandhurst Dr. Cincinnati, OH 45239 1. (NO TAG) 1996, RED, NISSAN, 350 2. (OHIO) KOS2703, 2016, BLACK, ACURA, ILX.

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Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

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

Resolution passed.

c. Resolution Declaring a Junk Motor Vehicle - 2900 Geraldine Dr. - 2 of 3

Chief Cordie recommended ADOPTION of Resolution #79-25.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2900 Geraldine Dr. Cincinnati, OH 45239 1. (OHIO) HUK7939, 2002, RED, FORD, F-150.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion

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

Resolution passed

d. Resolution Declaring a Junk Motor Vehicle - 9509 Pulver Dr. - 3 of 3

Chief Cordie recommended ADOPTION of Resolution #80-25.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 9509 Pulver Dr. Cincinnati, OH 45251 1. (OHIO) JZY7884, 2005, WHITE, FORD, VAN.

Motion Ms Ulrich, Seconded Mr Wahlert

No discussion

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

Resolution passed.

Public Services

a. Motion to Authorize Township Administrator to Execute a Contract with Husac Paving & Excavating for the Geraldine Sidewalk Breezway Project for \$79,500.00

Ms Molter recommended ADOPTION of the Motion.

Rationale: The Township received 3 responses to the public bid for the Geraldine Breeze Way Sidewalk project. The bid table for the project is attached. The lowest and best bid was submitted by Husac Paving & Excavating for \$79,500. The Township received Community Development Block Grant funding in the amount of \$90,000 for this project.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

All voted Yes. Motion approved.

Development

a. Motion Amending Agreement between Colerain Township and Port of Greater Cincinnati Development Authority

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Mr Miller recommended ADOPTION of the Motion.

Rationale: The final bid for the demolition of Sears was below the estimate and grant award from the State of Ohio. The Port contacted the State to request that a portion of the grant funding be applied toward Colerain's original purchase price. The state agreed to fund \$200,000 toward the initial purchase price which, if this agreement is approved, will be returned to the CIC.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Unger - The source of that is part of the demolition and the grant was used for the purchase of the property?

Mr Miller - That is correct.

All voted Yes. Motion approved.

- b. Motion Authorizing Agreement between Colerain Township CIC and Township for Repayment of Sears Purchase

Mr Miller recommended ADOPTION of the Motion.

Rationale: The attached agreement will be contemplated at the CIC meeting on July 8, 2025. This agreement provides a mechanism requiring the CIC to repay the Township for the purchase of Sears over a period of 10 years in equal payments.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion:

All voted Yes. Motion approved.

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

Mr Miller recommended ADOPTION of Resolution

Rationale: Due to pending changes by Joseph Toyota to vehicular access and inventory storage lot circulation, the applicant states that it is necessary to provide an alternative ingress/egress from Poole Road with the addition of a curb cut that will be used only for automobile deliveries.

Motion to table in progress the resolution until next meeting Mr Wahlert, Seconded Mr Unger

No discussion

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

Resolution tabled in progress.

- d. Motion to Approve Vendors for Abandoned Sign Demolition

Mr Miller recommended ADOPTION of the Motion.

Rationale: The Township issued a Request for Qualifications for demolition services and abatement of abandoned signage. This was issued with the intent of creating a list of vendors to contact for sign remediation. There was one response to the RFQ for Rock Solid Construction.

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Motion Mr Unger, Seconded Mr Wahlert

No discussion.

All voted Yes. Motion approved.

- e. Motion for a text amendment to consider new regulations for alternative financial services.

Staff seeks direction on this issue. Rationale:

Trustee Unger requested that this item be added to the agenda for consideration. The operator of the CheckSmart at 9385 Colerain Avenue would like to relocate within Colerain Township to 9490 Colerain Avenue. Under existing zoning, only five Alternative Financial Services businesses are permitted. There are currently six as a legal non-conforming use that were grandfathered under prior zoning rules. Any change to permit this use at the new location would require a change in the zoning resolution related to the restrictions on alternative financial services:

<https://www.colerain.org/DocumentCenter/View/4873/Zoning-Resolution-2024> (page 45) Should the board adopt this motion, the Zoning Commission would then consider changes and would make a recommendation to the Trustees for adoption at a later meeting. This motion would simply start the process.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - This is a financial institution that wants to move across the street

Ms Ulrich - We have a limit tot he number of these we have in the township.

Mr Wahlert - I don't want any more of these. I don't mind if they want to move, but we can't have any more.

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

Motion fails

- f. Resolution Approving or Denying Zoning Commission Case CZC-25-5 regarding a Zone Text Amendment to add and revise standards related to Mobile Food Services, including provisions for food trucks, trailers, and temporary food vending operations.

Mr Miller recommended ADOPTION of Resolution #81-25.

Rationale: The Zoning Commission recommends an amendment to Section 3.4.23 of the Colerain Township Zoning Resolution, relating to Mobile Food Services. The revised text provides a clearer regulatory framework, improves operational flexibility for vendors, and enhances public safety and administrative efficiency. The updates reflect best practices from peer communities and respond to the growing demand for mobile food services in commercial and event settings. Approval of this amendment will allow the Township to support small business development while maintaining orderly land use and protecting community character.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

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

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Resolution passed.

- Resolution Approving or Denying Zoning Commission Case CZC-25-8 regarding a Zone Text Amendment to establish new regulations for One-Time Special Events, including defined timelines, permit requirements, and performance standards

Mr Miller recommended ADOPTION of Resolution #82-25.

Rationale: The Zoning Commission recommends the proposed text amendment to Section 3.3 of the Colerain Township Zoning Resolution. This amendment updates and modernizes the regulation of temporary uses by: (1) Clarifying applicability and certificate requirements, (2) Establishing consistent time limits for common temporary activities, (3) Reorganizing authorization pathways using the Comprehensive Use Table, (4) Introducing clear site and safety standards, (5) Creating a new One-Time Special Event (OTSE) permit process to streamline approvals for temporary events, and (6) Providing enforceable limits and penalties for non-compliance. The proposed revisions are consistent with the intent and framework of the Zoning Resolution and are designed to improve clarity, enforceability, and administrative efficiency.

Motion to approve Mr Wahlert, Seconded Mr Unger

No discussion

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

Resolution passed.

Administration

- a. Motion Adopting 2026 Tax Budget

Mr McElravy recommended ADOPTION of the Motion.

Rationale: Attached are two versions of a draft of 2026 Tax Budget for the Township. Adoption of Tax Budget A will coincide with a 2.3 mill police levy. Tax Budget B will represent a 2.9 mill levy. The public hearing for the tax budget on June 10, 2025 showed a need for additional resources in the Police Department in 2026.

Contemplation of adoption of the tax budget was delayed until the board was able to provide additional direction for a potential levy that would be adopted. This amount must be included in the tax budget.

Motion Ms Ulrich, Seconded Mr Wahlert

No discussion:

All voted Yes. Motion approved.

12. Consent Items

- a. Promotion - Fire Captain - Department of Fire and EMS - Lieutenant Eric Reifenberger - \$36.35 per hour

The recommendation to promote Lieutenant Eric Reifenberger to the position of Fire

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Captain in the Operations Bureau is to fill a current vacancy. Contingent upon the adoption of the motion to promote Lieutenant Eric Reifenberger, Lt. Eric Reifenberger would assume the role of Fire Captain at an hourly rate of \$36.35, effective July 20, 2025.

- b. Promotion - Full-Time Firefighter/Paramedic - Department of Fire and EMS - Gavyn Ripley - \$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:

- Gavyn Ripley

The wage for this job is \$22.56 per hour. Upon Board approval, Gavyn would be eligible to begin work on June 20, 2025.

- c. New Hire - Maintenance Worker - Public Services - Alex Geiser - \$20.76

The position of Maintenance Worker was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Alex Geiser.

The wage for this job is \$20.76 per hour for 40 hours per week. Contingent upon Board approval, they would be eligible to begin work on July 9, 2025.

- d. Contract - Health Works - Flu Shot/Biometric Screening - \$225 - No Exp

The attached agreement with Health Works is for employee flu shots and biometric screenings.

- e. Contract - Gardner Street - Appraisal

The attached agreement is for appraisal services at a Dravo Park.

Motion to approve all consent items Mr Wahlert, Seconded Ms Ulrich
No discussion.

All voted Yes. All consent items approved.

13. Fiscal Office Report

As of June 30th we have reached 247 public records requests. We are fulfilling those almost instantaneously.

An update on the year to date expenditures and revenue are as follows:

For expenditures we're trending at about 45%, so we're on track to wear we thought we would be.

For revenue we're trending at 53%, also on track.

Please use the transparency of the township for facts instead of relying on random Facebook pages or WCPO for facts.

14. Executive Session

Mr Mays recommended the board of trustees convene into executive session in accordance with ORC section 121.22 (G)(8) to consider confidential information relating to specific business strategy for economic development and also in accordance with ORC section 121.22 (G)(2) to consider the purchase of property for public purposes.

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Motion Mr Unger, Seconded Mr Wahlert
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Executive session convened at 8:37pm

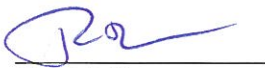
Ms Ulrich called the meeting back to order at 9:18pm
All trustees and the fiscal officer were present.

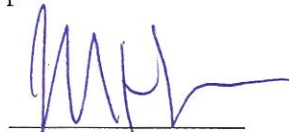
Ms Mays requested a motion for the township administrator to submit an RFP to Great
Parks of Hamilton County for the purchase of property.

Motion Mr Unger, Seconded Mr Wahlert.
All voted Yes. Motion approved.

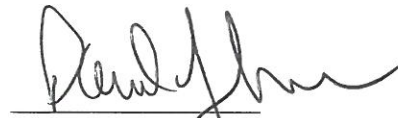
15. **Adjournment**

Motion to adjourn Mr Wahlert, Seconded Ms Ulrich
All voted Yes.
Meeting adjourned at 9:19pm



Fiscal Officer

Trustee

Trustee

Trustee