

COLERAIN

TOWNSHIP ~ OHIO

Minutes

August 12, 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 7-22-25.
Motion Mr Unger, Seconded Mr Wahlert
All voted Yes. Minutes approved.

5. **Public Hearings**

- a. Public Hearing on BZA Case ZCE-25-7, Declaration of Abandoned Signage at 2539 W. Galbraith Rd.

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.

Carrie Davis - She said that sometimes when we take down signs, we create more blight.

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

- b. Public Hearing on BZA Case ZCE-25-15, Declaration of Abandoned Signage at 9090 Pippin Rd.

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.

Carrie Davis - "Ditto on this one".

Motion to close the public hearing Mr Wahlert, Seconded Mr Unger



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All voted Yes. Public hearing closed.

- c. Public Hearing on BZA Case ZCE-25-17, Declaration of Abandoned Signage at 9406 Pippin Rd.

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.

Business owner - She said a windstorm damaged the sign. She apologized for the condition.

Carrie Davis - "Ditto on this one".

Motion to close the public hearing Mr Wahlert, Seconded Mr Unger

All voted Yes. Public hearing closed.

6. **Presentations**

- a. Presentation on Revive + Thrive Home Loan Program by LISC

LISC will be present to provide information on one of their new programs, the Revive + Thrive Home Loan program. This program provides low interest loans of \$5,000 to \$25,000 to residents to allow them to make critical repairs to their homes. This program was funded by a grant from Hamilton County and is available to any resident within Hamilton County outside of Cincinnati.

Lashay Roach gave an update on the Revive + Thrive Loan Program by LISC.

7. **Citizens Address**

Carrie Davis - She is concerned about the park hours discussion. She said the police should lock up the parks. She spoke about the appraisal in Dravo Park. She spoke about documents regarding public hearings. She asked the board or any employee to bring a worksite back before the trustees or zoning commission.

Steve Schnebeli - He spoke about the earth mound at WaWa. He said he's sent a lot of messages and photos to everybody. He talked about a tree falling on his yard. He mentioned that Mr Unger came out to look at it.

Patrick Warnement - He spoke about the check that WaWa cut to cover the tree on Mr Schnebeli's property. He spoke about the permit from Hamilton County for the earth mound on WaWa's property.

Jill Keiger - She has seen the impact by the mud mountain behind her home. She said WaWa did a poor job of seeding it.

8. **Administrative Reports**

Assistant Fire Chief Mueller - For the month of July we responded to 1060 emergency incidents, 884 EMS and 192 Fire calls. we responded to 30 incidents into the Springfield

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Township area. We had 2 significant fire incidents. 4600 Poole Rd and Regal Lane. The average response time was 5:06.

Police Chief Cordie - For July we responded to 3926 calls for service, 127 per day. We had 221 traffic stops, handled 151 auto accidents, made 97 arrests and responded to 44 animal complaints. We had 13 OVI arrests and wrote 301 citations. We had 3 uses of force. we did not have any internal investigations.

Ms Mays - We had record park attendance. Park vehicle visits were, 4122 at Heritage Park, 5288 at Colerain Park and 6769 at Clippard Park. We've collected a total of 1235 bags of garbage. She mentioned the ribbon cutting for the sidewalks on Joseph Road.

Mr Miller - He spoke about the sidewalk on Joseph Road. He says it will contribute to much safer walking. For July we had a total of 74 zoning applications. We had 9 BZA cases. We have 6 new family homes being built.

Ms Tracy-Noren - Showed a video clip of good things in Colerain Township.

Mr Weckbach - He clarified the info on records kept on the township's website. He clarified the facts about Dravo Park.

Questions for Patrick Warnement (WaWa)

Ms Ulrich - At no time did I see the mound on the final plans. So we never approved that mound correct?

Mr Warnement - I don't remember to be honest.

Ms Ulrich - I have driven down there. I do see the significance of it that residents have mentioned. Is there anything you intend on doing to placate some of these problems?

Mr Warnement - We are adding 20 additional trees that is above and beyond the approved plan. We still have to put in the 12 ft fence.

Mr Wahlert - What concerns me is the mound. I pulled the permit with Hamilton County Conservation District, On item 4 it says the owner is responsible for contacting all other agencies for acquisition of all required permits pertain to this project. It seems to me the county is saying we're going to look at the soil but you need to contact other agencies for other issues. What is your response to that?

Mr Warnement - We've had subsequent emails with the county regarding this just have a list of requirements to follow that we're following. I don't think there is anything related to earthen berms in Colerain Township zoning.

Mr Wahlert - The jurisdictional levels have become so confusing here. This is the problem with our system of government right now.

Mr Unger - To be clear, you applied for a permit to Hamilton County for the earth work? And we do not control that.

Mr Warnement - Yes.

Motion for recess Mr Wahlert, Seconded Ms Ulrich

All voted Yes. Meeting in recess

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Motion to call meeting back to order Mr Wahlert, Seconded Ms Ulrich
All voted Yes. Meeting called back to order.

9. **Trustees' Report**

Mr Wahlert - He listed agencies that help with mental issues.

Mr Unger - He thanked everyone for coming out to the National Night Out. He spoke about the removal of signs. He talked about the work being done to avoid tall grass and abandoned vehicles that is being done in the township. He spoke about the continued existence of dog issues.

Ms Ulrich - She apologized for the behavior of the citizen. I think the public does see that we don't want the behavior. I think the public does need to know that Hamilton County approved the mound at WaWa. She spoke about the event for Deputy Larry Henderson this past weekend. She said it was a beautiful occasion.

10. **New Business**

Public Safety

- a. Motion to Adopt Changes to the Department of Fire and EMS Standards of Response Coverage and Community Risk Assessment Document

Asst Chief Mueller recommended ADOPTION of the Motion.

Rationale: The purpose of the Department of Fire and EMS Standard of Coverage-Community Risk Assessment document is to assist the Department in ensuring a safe and effective response force for fire suppression, emergency medical services, and specialty response situations. In creating this report, the department analyzed various factors, including community profiles, community risks, fire-scene tasks, the type and quantity of emergency calls, detailed response plans, defining baseline and benchmark emergency response performance objectives, and supporting strategic planning and policy development related to resource procurement and allocation.

In addition, the Department of Fire and EMS Standard of Coverage-Community Risk Assessment document is a required element of the Commission on Fire Accreditation International (CFAI) process that the Department of Fire and EMS is currently pursuing. Working towards, achieving, and maintaining accreditation with CFAI will allow the following:

- Provides greater community alignment.
- Encourages quality improvement.
- Facilitates input from and builds positive relationships with labor.
- Identifies areas of strengths and weaknesses.
- It allows for the establishment of a plan for improvement.
- Provides data-supported decision-making.

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- Communicates management and leadership philosophies.
- Ensures your agency has a defined mission and related objectives.
- Encourages the development of organizational procedural documents.

This update is necessary to capture operational changes as a result of the newly opened fire stations 26 and 102.

Motion Mr Unger, Seconded Mr Wahlert

No discussion.

All voted Yes. Motion approved.

b. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #88-25.

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

6850 Acre Dr. 510-0074-0278-00

2655 Barthas Place 510-0061-0363-00

3326 Bauerwoods Ln. 510-0093-0111-00

10003 Crusader Dr. 510-0041-0145-00

3087 Hyannis Dr. 510-0052-0223-00

2754 Jonrose Ave. 510-0071-0359-00

9717 Loralinda Dr. 510-0052-0414-00

9660 Marino Dr . 510-0052-0293-00

9871 Marino Dr. 510-0041-0035-00

8708 Moonlight Ln. 510-0062-0126-00

3515 Niagara St. 510-0111-0074-00

2623 Pippin Ct. 510-0044-0350-00

11467 Pippin Rd. 510-0024-0071-00

3542 Springdale Rd. 510-0111-0288-00

11961 Waldon Dr. 510-0011-0082-00

12039 Wincanton Dr. 510-0011-0110-00

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.

c. Resolution Declaring Registrable Properties and Ordering Abatement - 1 of 4

Chief Cordie recommended ADOPTION of Resolution #89-25.

Rationale: The Code Enforcement Review Board (CERB) held a case and hearing on the properties below. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare these properties as subject to compliance with the

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Colerain Township Rental Registration Program, and fees assessed against the property at the addresses below:

2595 Ontario St.

2557 Niagara St.

3213 Springdale Rd.

All listed properties are owned and operated by the same owner. CERB has deemed each property to be in violation of failure to register (first offense) with a late fee assessed.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

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

Resolution passed.

d. Resolution Declaring Registrable Properties and Ordering Abatement - 2 of 4

Chief Cordie recommended ADOPTION of Resolution #90-25.

Rationale: The Code Enforcement Review Board (CERB) held a case and hearing on the properties below. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare these properties as subject to compliance with the Colerain Township Rental Registration Program, and fees assessed against the property at the addresses below:

2851 Hyannis Dr.

3290 Niagara St.

3413 Redskin Dr.

All listed properties are owned and operated by the same owner. CERB has deemed each property to be in violation of failure to register (first offense) with a late fee assessed.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

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

Resolution passed.

e. Resolution Declaring Registrable Properties and Ordering Abatement - 3 of 4

Chief Cordie recommended approval of Resolution #91-25 Declaring Registrable Properties and Ordering Abatement - 3 of 4

Rationale: The Code Enforcement Review Board (CERB) held a case and hearing on the properties below. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare these properties as subject to compliance with the Colerain Township Rental Registration Program, and fees assessed against the property at the addresses below:

2244 Miles Rd.

2477 Bluelark Dr.

All listed properties are owned and operated by the same owner. CERB has deemed each property to be in violation of failure to register (first offense) with a late fee assessed.

Motion Mr Unger, Seconded Mr Wahlert

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No discussion.

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

Resolution passed.

f. Resolution Declaring Registrable Properties and Ordering Abatement - 4 of 4

Chief Cordie recommended ADOPTION of Resolution #92-25.

Rationale: The Code Enforcement Review Board (CERB) held a case and hearing on the properties below. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare these properties as subject to compliance with the Colerain Township Rental Registration Program, and fees assessed against the property at the addresses below:

10766 Invicta Cir.

8384 Royal Heights Dr.

All listed properties are owned and operated by the same owner. CERB has deemed each property to be in violation of failure to register (first offense) with a late fee assessed.

Motion Mr Unger, Seconded Mr Wahlert

No discussion

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

Resolution passed.

g. Resolution Declaring a Junk Motor Vehicle - 3063 Struble Rd. - 1 of 2

Chief Cordie recommended ADOPTION of Resolution #93-25.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 3063 Struble Rd. Cincinnati, OH 45251 1. (NO TAG) 1985, WHITE, UNKNOWN MAKE/MODEL BOX TRUCK.

Motion Mr Unger, Seconded Mr Wahlert

No discussion

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

Resolution passed.

h. Resolution Declaring a Junk Motor Vehicle - 11269 Templeton Dr. - 2 of 2

Chief Cordie recommended ADOPTION of Resolution #94-25.

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) JNV6226, 2007, RED, FORD, MUSTANG.

Motion Mr Unger, Seconded Mr Wahlert

No discussion.

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

Resolution passed.

Public Services

a. Discussion - Park Hours

Trustee Unger has requested a conversation about changing park hours from "Dawn to

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Dusk" to a set timeframe. Should the board desire to make a change, the township will need to update Township Policy 4.1 and Township Policy 4.2. Township resolution 16-10 will also need to be modified and updated. In addition to these changes, the Township will need to purchase and make new signs that indicate the changes in hours. If the Board provides direction at this meeting, staff will bring forward policies and resolutions for change at the next Trustee meeting. Staff will then work to purchase new signs and replace any existing signs in our parks.

Discussion:

Mr Unger - Recently, over at Clippard Park, there's been folks planning large-scale events in our parks after hours. Our PD did have a couple officers getting ahead of it. About 30 vehicles left at once carrying on with what's not consistent with our neighborhoods. There is a sign that says the park is open "dusk til dawn". I'd like to have a set time on the signs.

Ms Ulrich - Dawn to dusk is fine with me. I think that's sufficient. I don't think changing the sign will help. We would have to do it with all the parks.

Mr Wahlert - I don't think a sign is a deterrent.

Ms Ulrich - I think if someone wants to stroll their baby in the park they should be able to. I don't think the time change would make a difference.

b. Discussion - Speed Cushions on Fairglen

Trustee Unger requested that a conversation be had among the Board regarding the potential for installation of speed cushions on Fairglen. Attached to this agenda item is an image that shows where speed cushions could potentially be installed on Fairglen. In total, there would be approximately four (4) cushions installed at an estimated cost of \$20,000. These dollars were not anticipated in the budget and would need to be appropriated at a future Trustee meeting. Alternatively, member Ulrich or Unger could utilize some of their remaining discretionary funding for this purchase (\$50,000 and \$20,000, respectively). This would be a faster approach, as these dollars are already appropriated and would allow for the cushions to be ordered after this meeting. Depending on the delivery timeline, cushions would likely be installed in late fall of 2025. The speed cushions are proposed for installation at the following locations:
Between: 10029 & 10037 10044 & 10052 10060 & 10068 10084 & 10076

Discussion:

Mr Unger - I think that speeding from the park is an issue. I would ask that we put speed bumps there to help that neighborhood. I still have some funds in my discretionary funds that I'd like to use.

Mr Weckbach - We looked into where they'd fit. One is pretty tight.

Mr Unger - How many would that be?

Mr Weckbach - The total would be 4.

Mr Wahlert - I think that's a much better idea and I certainly support Mr Unger using discretionary funds for that.

Ms Ulrich - I would also be supportive of Mr Unger using his discretionary funds for



that use.

Motion to install 4 speed bumps on Fairglen utilizing Mr Unger's discretionary funds up to \$20,000 Mr Unger, Seconded Mr Wahlert
All voted Yes. Motion approved.

Development

Motion Authorizing Township Administrator to Execute a Grant Agreement with
a. Hamilton County for \$39,000 for a Stormwater Environmental Assessment at Northgate Mall

Mr Miller recommended ADOPTION of the Motion.

Rationale: The Township applied for a grant to cover 100% of the cost of pre-development work at the Northgate Mall site. As part of this effort, the Township will engage a qualified engineering firm to conduct a comprehensive stormwater environmental assessment of the full 60-acre site. This assessment will identify sustainable stormwater management solutions, reduce environmental and infrastructure uncertainties, and inform site planning and engineering for future redevelopment. The study is a key milestone in advancing the Township's vision for a vibrant, mixed-use redevelopment that benefits the broader community.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Unger - There is a stormwater calculation on property tax bills, is that the source of these funds?

Mr Weckbach - No this is a separate funding source for the county.

All voted Yes. Motion approved.

Administration

11. Old Business

12. Consent Items

- a. Promotion - Fire Lieutenant - Department of Fire and EMS -
Firefighter/Paramedic Ed Shannon - \$34.69 per hour

The recommendation to promote Firefighter/Paramedic Ed Shannon to the position of Fire Lieutenant in the Operations Bureau is to fill a current vacancy. Contingent upon the adoption of the motion to promote Firefighter/Paramedic Ed Shannon, he would assume the role of Fire Lieutenant at an hourly rate of \$34.69 effective August 17, 2025.

- b. New Hire - Recruit - Department of Fire and EMS - \$16.95 per hour

The position of Recruit was posted, applications were received, and interviews were

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conducted. A conditional offer of employment was extended to the following individuals: First Name Last Name Alexander Arnold Guimaraes Camil Michael Dahlquist Alexander Dick Jacob Flood Cody Fry Johnathan Grant-Elam Jack Knock John Kramer Caleb Lang Mackenzie Moore Nicholas Morlock Jake Mott William Parker Roman Quinn Alex Ritzie 232 Amari Rogers Conner Smith Jacob Warren Wyatt Warrington Conner Wells Blake Wickemeier Luis Zarate Dominguez Dustin Ziemer.

c. Contract - Hamilton County Math and Science - CPR Classes - No Cost Building on the success of the partnership with the Northwest Local School District, the Hamilton County Math and Science Academy requested that our Fire Department provide CPR training to their employees. The Township will be compensated \$30 per employee trained. This agreement is just for August of 2025.

d. Contract - AEP Energy - Natural Gas Aggrigation - \$0.6499 per Ccf
- 12 Months

The Trustees approved a motion for 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. At the time the attached agreement was signed, Duke's GCR Rate was \$0.666 per Ccf and the aggregation rate was \$0.6499 Ccf.

e. Contract - Duke Energy - Street Lighting Shield Replacement - \$30.96/year - 10 Years

The attached agreement provides for replacement of a failed street lighting shield on Zoellner Dr. The agreement is for 10 years and cost \$2.58 per month for a total cost of \$309.60.

f. Contract - Hamilton County Sheriff - Free Use of Gun Range

The attached describes that Hamilton County will no longer be charging Colerain Township Police a fee for their use of the existing gun range and they will also no longer be charging a fee for use of the gun range that is currently under construction. This fee waiver is being made because Colerain is the host community for the gun range.

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

13. Fiscal Office Report

Revenues and expenses continue to trend positively with revenue year to date at 57% of budget and expenses year to date at 54%.

July receipts cleared \$1.9M

July expenses cleared \$5.1M

14. Executive Session

Mr Weckbach recommended the board of trustees convene into executive session in accordance with ORC section 121.22 (G)(1) to discuss discipline of public employees and also in accordance with ORC section 121.22 (G)(2) to consider the sale of township

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property and also in accordance with ORC section 121.22 (G)(3) to discuss pending or eminent litigation and also in accordance with ORC section 121.22 (G)(4) to discuss collective bargaining sessions.

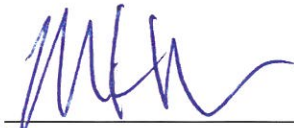
Motion Mr Wahlert, Seconded Ms Ulrich
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Executive session convened at 8:01pm

Ms Ulrich called the meeting back to order at 10:17pm
All trustees and the fiscal officer were present.
Motion to withdraw a prior motion from the board to submit a bid to Great Parks
Mr Wahlert, Seconded Ms Ulrich
All voted Yes. Previous motion withdrawn.

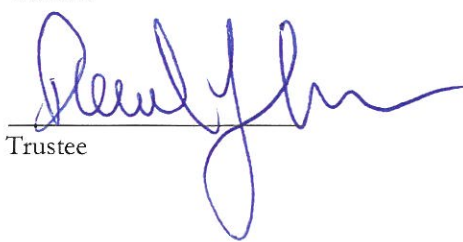
15. **Adjournment**

Motion to adjourn Mr Wahlert, Seconded Ms Ulrich
All voted Yes.
Meeting adjourned at 10:18pm



Fiscal Officer

Trustee

Trustee

Trustee

