

Minutes

June 24, 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 6-10-25.
Motion Mr Unger, Seconded Mr Wahlert
All voted Yes. Minutes approved.

5. **Public Hearings**

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

As part of the Zoning Resolution amendment process, the Board of Trustees must hold a Public Hearing in their consideration of the recommendations from the Zoning Commission meeting held on May 18, 2025. A Staff Report on the Case as presented to the Zoning Commission is attached.

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

No one was present to speak.

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

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

As part of the Zoning Resolution amendment process, the Board of Trustees must hold a Public Hearing in their consideration of the recommendations from the Zoning Commission meeting held on May 18, 2025. A Staff Report on the Case as presented to the Zoning Commission is attached.





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

No one was present to speak.

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

6. Presentations

- a. 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 Firefighters:

- Caleb Madison
- Greg Dietrich

7. Citizens Address

Richard Thompson - He spoke about Clippard Park. He said its turning in to a drug dealer hang out. He thanked the board for putting an end to the drive-through traffic. He asked to have the gate closed and locked. He said people fly in and out of the park and mentioned a speed bump would help deter that.

Dave Moravec - He thanked the board for all they do for the community. He spoke about the mural on Colerain Ave at Northgate Mall. He said the muralist did a great job. He hopes the community will come out and celebrate the mural on July 12th. He said it's the longest mural in the Cincinnati area and it's the second largest in the state of Ohio. He spoke about the Hometown Hero event.

Matt Piening - He said he's lived in Colerain for 5 years. He spoke about a safety issue regarding the curb where the concrete meets the curb on his street, He said the entire slab of concrete is sloped.

John Fischer- He came a year ago about the issue and nothing came of it. He is puzzled why curbs don't get replaced. He said that is an issue on Pebble.

8. Administrative Reports

Mr Weckbach - He said Tawana will look into the curb issue. He said July 3rd is the fireworks event. The band this year is The Remains. Alcohol will be available for purchase.

9. Trustees' Report

Ms Ulrich - She wished everyone a happy July 4th. She said everyone should drink lots of fluids during this heat. She mentioned the Police Levy that will be on the ballot. She doesn't recommend the 2mil levy. She said we could lose federal funding if we drop any more officers. She said the 2.9mil levy is needed to provide the number of officers that Colerain



needs. She asked that everyone consider voting for the Police Levy.

Mr Unger - He said we will always do our best to provide the services we need. He said we've put on two levies recently. He said he's heard the voters and we need to put an amount on that will pass. He mentioned continued dog issues. He spoke about the issue at the 2200 block of Miles Rd. He said the bar at Pippin & Compton continue to have complaints.

Mr Wahlert - He spoke about the mural and said it exceeded his expectations. He thanked the Chamber of Commerce for everything they do. He said to keep in mind the constant fireworks can trigger veterans and pets. He cautioned having minors participating in shooting fireworks. He spoke about an interview he gave on WVXU regarding the needs of the police. He said our police deserve to have the levy pass.

10. New Business

Public Safety

- a. Motion Authorizing the Disposal of a Surplus Vehicle (Department of Fire and EMS)

Chief Walls recommended ADOPTION of Resolution #72-25

Rationale: The Department of Fire and EMS is recommending the disposal of Unit#1-204, a 1993 E-One Hush Pumper (VIN #4ENBAAA87P1002431). See attached memo.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion

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

Resolution passed.

- b. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #73-25.

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

3550 Alamosa Dr. 510-0111-0082-00

9597 Amarillo Ct. 510-0051-0274-00

9219 Burgess Dr. 510-0054-0131-00

7905 Colerain Av. 510-0071-0233-00

10235 Colerain Av. 510-0182-0056-00

2968 Compton Rd. 510-0054-0145-00

2620 Cornwall Dr. 510-0053-0357-00

3324 Lapland Dr. 510-0081-0129-00

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3227 Niagara St . 510-0102-0092-00

8389 Pippin Rd. 510-0061-0235-00

3781 Ripplegrove Dr. 510-0101-0198-00

3029 Sovereign Dr. 510-0064-0222-00

12003 Westerly Dr. 510-0011-0360-00

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 Mr Unger

No discussion

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

Resolution passed.

c. Discussion: Clippard Park Hours and Gates

Given the existing financial constraints of the Township, staff seeks direction on this issue and offsetting cost reductions to support any of these changes.

Rationale: Trustee Unger has requested that this item be added to the agenda. The concern at hand involves individuals utilizing township parks—especially Clippard Park—beyond posted dusk hours. Several potential solutions exist to address these concerns. An analysis of each is provided below, including estimated costs and potential benefits or drawbacks. For perspective in 2024, there were 29 total overnight police responses to Clippard Park. Of those, 19 (66%) were self initiated by a Police Officer. The other 10 were calls for service from residents (this is less than one call per month). Year to date 2025 there have been 11 overnight police responses with 5 (45%) being initiated by a Police Officer.

- Dedicate staff to lock and unlock the gates
- Utilize volunteers to lock and unlock the gates
- Hire a detail officer specific to a park with an issue
- Create a “Park Ranger” position with enforcement ability
- Purchase and install automatic gates that open and close at certain times

Option 1: Dedicate Staff to Lock and Unlock the Gates If the Township assigns Public Services employees to lock and unlock gates at Clippard Park each day, the cost would come in the form of overtime. The Public Services Maintenance Worker job description includes “Opens and closes Township facilities,” but this work falls outside of regular hours and would trigger overtime pay for the closure of the gates. Schedules could be adjusted and gates could feasibly be opened by 8am each morning without incurring a cost to open the gates. The estimated cost per lock/unlock event for overtime is between \$120 and \$210.

Cost Estimates:

- \$44,000 – \$76,000 per year (365-day coverage)
- \$21,000 – \$37,000 per year (weekends only)
- \$15,000 – \$25,000 per year (summer only)

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- \$7,000 – \$12,000 per year (summer weekends only)

Pros:

- Staff are trained, insured, and accountable
- High reliability and consistency
- Reduces risk of improper handling of park users

Cons:

- Expensive, particularly for year-round coverage
- Requires overtime coordination
- Inefficient use of skilled labor for routine task

Option 2: Utilize Volunteers to Lock and Unlock the Gates Volunteers could be recruited to manage the gates at no labor cost, but this comes with notable legal and operational concerns.

Pros:

- No direct labor costs
- Could build community engagement

Cons:

- Likely violates Collective Bargaining Agreement, triggering grievances or back pay obligations
 - Volunteers lack authority to remove lingering individuals
 - Legal exposure for false imprisonment if someone is locked in
 - Risk of physical confrontation if a volunteer engages park users
 - Unreliable coverage due to volunteer availability
 - No enforcement mechanism if a volunteer fails to lock/unlock gate
- Option 3: Hire a Detail Officer for the Park A detail officer could be hired at \$90/hour to patrol and close the park each evening. Minimum assignments are generally two hours.

Cost Estimates:

- \$65,700 per year (365-day coverage)
- \$28,080 per year (weekends only)
- \$21,960 per year (summer only)
- \$8,640 per year (summer weekends only)

Pros:

- Law enforcement presence could deter loitering or criminal activity
- Officers have authority to remove individuals and issue citations
- Flexible scheduling based on problem periods

Cons:

- High hourly cost for limited activity
- Dependent on officer availability (could be inconsistent)
- May be perceived as excessive enforcement for a low-level issue

Option 4: Create a “Park Ranger” Position with Enforcement Authority Some communities employ part-time or retired police officers to serve as Park Rangers. This person would drive through parks, close gates, and issue citations.

Estimated Annual Cost: \$30,000 – \$50,000

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Pros:

- Dedicated presence focused solely on parks
- Lower cost than full-time officers or details
- Some enforcement authority if a sworn officer or special commission is granted
- Scalable to multiple parks

Cons:

- Still requires recruitment, training, and oversight
- May not have full police powers unless specially commissioned
- Could face legal ambiguity regarding enforcement actions
- Would need township vehicle or mileage reimbursement

Option 5: Install Automatic Timed Gates Automated gates could be programmed to open and close on a set schedule.

Cost Estimate: Over \$100,000 (based on an example from a neighboring community and research from earlier this year)

Pros:

- One-time capital investment
- Consistent, reliable operation
- No need for staff or volunteer involvement
- Removes human error from schedule adherence

Cons:

- High upfront cost
- Gates could malfunction or trap vehicles
- Requires maintenance and potential repair/replacement costs
- No enforcement presence if someone is inside the park after closure
- May not prevent pedestrian access unless fencing is added.

Discussion:

Ms Ulrich - So for the statistics on Clippard Park, we had 10 calls in 2024 for Clippard Park? And we don't know if the 10 calls were from the same person?

Mr Weckbach - Those were the overnight calls. We don't have a breakdown of who was calling.

Police - Of the 11 overnight incidents, 5 of them were initiated by us (Police).

Mr Unger - I completely understand the shortage of personnel.

Mr Weckbach - Yes, if we have other calls ie: domestic etc. it's hard for us to respond.

Mr Unger - I remember several years ago when a deceased person was found in the park. If we're going to have parks and have a closing time, we need to pick a time and lock the gate.

Mr Weckbach - Per our policy book, the hours are dawn to dusk. We've tried locking the gate in the past, but quite frankly it wasn't effective, because we weren't always able to get there.

Mr Unger - You mentioned it was a public works thing, and the pay differential for second shift. Do we not have any public works employees working second shift.

Mr Weckbach - Not at this time. Only in emergencies.

Mr Conover - For volunteers, there's a lot of exposure to the township for the volunteer.



Public Services

Development

Resolution Approving or Denying Zoning Commission Case CZC-25-2, Zone

- a. Text Amendment to conditionally permit Cannabis Dispensaries in certain zoning districts.

Mr Miller recommended ADOPTION of Resolution #74-25

Rationale: This proposed amendment seeks to align the Zoning Resolution with strategic goals set forth in the Imagine Colerain Comprehensive Plan, particularly within the Economic Development element. Specifically, it advances the following objectives:

- (1) Repositioning underutilized properties to their highest and best potential by incentivizing the redevelopment of aging commercial sites, especially in corridors identified for reinvestment and revitalization;
- (2) Establishing a business-friendly regulatory framework that supports innovative and emerging sectors while maintaining compatibility with surrounding land uses;
- (3) Bolstering the Township's commercial tax base by enabling new forms of commerce in appropriately zoned districts, thereby diversifying economic activity and improving fiscal sustainability;
- (4) Encouraging targeted development that complements community health, safety, and public perception, with design and operational requirements that prioritize community character and mitigate negative externalities;
- (5) Attracting investment through clear regulatory pathways and proactive land use policy, in coordination with public and private sector partners. By adopting this amendment, the Township is not only responding to the evolving landscape of state regulations, but also reinforcing its commitment to structured, intentional growth that reflects the values and long-term vision of Colerain Township.

Motion to approve Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Unger - Would the up front fee be a one time fee?

Mr Wahlert - Harrison is using it.

Mr Conover - There is a number of ways to do it.

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

Resolution passed.

- b. Resolution Approving or Denying Zoning Commission Case CZC-25-3, Zone
Text Amendment re Technical Corrections

Mr. Miller recommended ADOPTION of Resolution #75-25.

Rationale: The Colerain Township Zoning Resolution has undergone a series of



updates since its original adoption on November 22, 1994. A significant modernization occurred in 2006, followed by a comprehensive overhaul adopted by the Board of Trustees and made effective on October 10, 2024. The most recent update was undertaken to better align the Township's zoning framework with the long-range vision, goals, and implementation strategies set forth in Colerain Township's 2021 Comprehensive Plan. The proposed text amendment includes multiple corrections to the Zoning Resolution which have been identified since the Resolution's most recent adoption. The intent of these revisions is to clarify regulatory language and ensure internal consistency throughout the document.

Motion to approve Mr Wahlert, Seconded Ms Ulrich

No discussion.

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

Resolution passed.

- c. Motion for Board of Trustees to set a Public Hearing on July 8, 2025 at 6PM for a Major Amendment to Final Development Plan, Resolution 29-12

Mr Miller recommended ADOPTION of the Motion.

Rationale: 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 Mr Wahlert, Seconded Mr Unger

No discussion

All voted Yes. Motion approved.

Motion for Board of Trustees to set a Public Hearing on the July 8, 2025 at 6:00PM for Zoning Commission Case CZC-25-5 regarding a Zone Text

- d. 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 the Motion.

Rationale: 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 Mr Wahlert, Seconded Ms Ulrich

No discussion

All voted Yes, Motion approved

Motion for Board of Trustees to set a Public Hearing on the July 8, 2025 at 6:00PM for Zoning Commission Case CZC-25-8 regarding a Zone Text

- e. Amendment to establish new regulations for One-Time Special Events, including defined timelines, permit requirements, and performance standards

Mr Miller recommended ADOPTION of the Motion.

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Rationale: 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 Mr Wahlert, Seconded Ms Ulrich

No discussion

All voted Yes. Motion approved.

Administration

a. Resolution Adopting Ballot Language for Police Tax levy

Mr Weckbach recommended ADOPTION of the Resolution.

Rationale: At the June 10, 2025 Board of Trustees meeting, the Trustees adopted three separate resolutions to certify millage to the Hamilton County Auditor. At the posting of this agenda item (Friday, June 20), the County Auditor had not returned the certifications. The estimated rates and certifications are detailed below:

2.0 Mills: There will be a gap of \$530,000 per year that will need to be addressed through cuts. (\$3,651,640)

2.3 Mills: Staffing levels will be maintained (\$4,181,128)

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. (\$5,276,620)

Attached to this item is a resolution that will allow the board to submit ballot language for any of the three options. Please note, that passage of a resolution related to a levy will impact our tax budget which is due on July 18th.

Motion to table to July 8th 2.3mils and 2.9mils Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Unger - So we're getting rid of the 2.0 option.

Mr Weckbach - That is the plan.

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

Resolution tabled

b. Motion to Move the November 25, 2025 Regular Meeting to November 11, 2025

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: Due to a scheduling issue, there is a desire to move the November meeting date back to the second Tuesday of the month. This was originally shifted because November 11 is Veterans Day. This motion would have the regular meeting of the Trustees on Veterans Day this year.

Motion Mr Unger, Seconded Ms Ulrich

No discussion.

All voted Yes. Motion approved.

11. Old Business



12. Consent Items

- a. New Hire- Accounting Specialist- Administration Department- Lisa White - \$24.04/hour

The position of Accounting Specialist was posted, applicants were interviewed, and a conditional offer was extended to Lisa White. If approved, she would begin work as early as 6/23/2025.

- b. New Hire - School Safety Officer - Police Department - Earl Davis - \$39.00/hour

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

Earl Davis.

The wage for this job is \$39.00 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on July 1st, 2025.

- c. Donation Acceptance - Department of Fire and EMS - Cincinnati Moose Lodge #2 - \$1,965.41 (Checks)

Colerain Township Department of Fire and EMS is grateful for a \$1,965.41 donation from Cincinnati Moose Lodge #2.

- d. Donation Acceptance - Police Department - Moose Lodge - Cincinnati Lodge No. 2 - \$1,965.41

Colerain Township Police Department is grateful for a donation of \$1,965.41 from Moose Lodge - Cincinnati Lodge No. 2.

- e. Contract - Choice One Engineering - Property Survey for Breeze Way Sidewalk Project - \$6,975 - No Exp

It is necessary to identify the boundaries of the Township's easement and residential property in order to commence the Breeze Way Sidewalk repair/replacement project without disturbing private property in the process of performing the project.

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

13. Fiscal Office Report

No report.

14. Executive Session

Mr Weckbach recommended the board of trustees convene into executive session in accordance with ORC section 121.22 (G)(2) to consider the purchase of property for public purposes and also in accordance with ORC section 121.22 (G)(3) to discuss pending or eminent litigation.

Motion Mr Unger, Seconded Ms Ulrich

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

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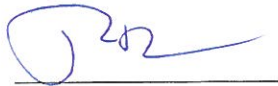
Executive session convened at 8:17pm

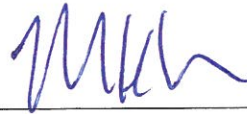
Ms Ulrich called the meeting back to order at 8:51pm
All trustees and the fiscal officer were present

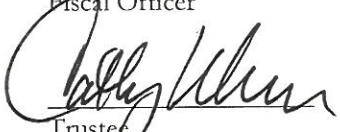
Mr Weckbach had nothing to report from executive session

15. **Adjournment**

Motion to adjourn Mr Wahlert, Seconded Mr Unger
All voted Yes. Meeting adjourned at 8:52pm



Fiscal Officer

Trustee

Trustee

Trustee