

Minutes

November 11, 2025

1. **Opening of Meeting**

Ms Ulrich called the meeting to order at 6:00pm.
All trustees and the fiscal officer were present.

2. **Acknowledgement and Recognition of Veterans Day**

Acknowledgment was read into the record by Trustee Unger.
Mr Chris Green made comments regarding Veterans Day.

3. **Pledge of Allegiance**

All recited the Pledge of Allegiance.

4. **Meditation (Moment of Silence)**

5. **Approval of Minutes**

Mr Baker recommended a motion for the approval of the minutes from regular board of trustees meeting on 10-14-25.
Motion Mr Unger, Seconded Mr Wahlert
All voted Yes. Minutes approved.

Mr Baker recommended a motion for the approval of the minutes from the work session on 10-14-25.
Motion Mr Unger, Seconded Mr Wahlert
All voted Yes. Minutes approved.

Mr Baker recommended a motion for the approval of the minutes from the special board of trustees meeting on 10-21-25.
Motion Mr Unger, Seconded Mr Wahlert
All voted Yes. Minutes approved.

6. **Citizens Address**

John Schuesslet - He spoke about Cannabis Dispensary Economic Impact. He said the average annual sales in Ohio is \$3.5M. He warned about there being a fee for dispensaries coming into the townships.

Colby Simms - He is retired Navy. He's the bar manager of Bar 32 on Springdale Rd. He wanted to try and minimize the 911 calls and nuisance calls.

7. **Administrative Reports**

Mr Weckbach - He thanked all of the Veterans for their service.





8. **Trustees' Report**

Mr Unger - He congratulated Cathy Ulrich on her re-election as well as the members of the board of education. He talked about looking at a problem off Banning Rd. He tries to solve little problems before they become large ones.

Ms Ulrich - She thanked all the veterans in the room and elsewhere. She spoke about the veterans dinner. She said it was the best one ever. She liked seeing that 275 west bound was paved.

Mr Wahlert - He spoke about development agreement fees, saying they aren't taxes. He thanked the bar manager at Bar 32 for coming to the meeting to try and iron out issues. He spoke about the veterans acknowledged at Elder High School where he teaches.

9. **New Business**

Public Safety

a. Resolution Updating Code Enforcement Review Board (CERB) Bylaws

Mr Weckbach recommended ADOPTION of Resolution #128-25.

Rationale: This resolution will modify the existing Code Enforcement Review Board (CERB) bylaws to expand the areas by which they may hear cases. In this update, the CERB will now have the ability to hear a case prior to housing court and prior to the issuance of a civil citation. Often times, we have found that cases are able to be resolved prior to housing court once an applicant shows up at the court house. This change in process should lead to be better outcomes by providing a touch point for the residents prior to housing court.

Motion Ms Ulrich, Seconded Mr Wahlert

No discussion.

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

Resolution passed.

b. Resolution Declaring Nuisance and Ordering Abatement

Mr Weckbach recommended ADOPTION of Resolution #129-25.

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

2823 Brampton Dr 510-0041-0502-00

9753 Condor Dr 510-0102-0163-00

2721 Cranbrook Dr 510-0014-0050-00

2580 Keyesport Ln 510-0021-0327-00

3227 Niagara St 510-0102-0092-00

8812 Planet Dr 510-0062-0063-00

9199 Pippin Rd 510-0054-0161-00

3410 Redskin Dr 510-0112-0067-00

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2885 Regal Ln 510-0060-0179-00

9167 Trelawney Ct 510-0054-0415-00

3264 Warfield Av 510-0090-0120-00

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 a Junk Motor Vehicle - 8208 Georgianna Dr. - 1 of 5

Mr Weckbach recommended ADOPTION of Resolution #130-25.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 8208 Georgianna Dr. Cincinnati, OH 45239 1. (OHIO) KIT5378, 2008, Grey, Mazda, 3.

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 - 8476 Sunlight Dr. - 2 of 5

Mr Weckbach recommended ADOPTION of Resolution #131-25.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 8476 Sunlight Dr. Cincinnati, OH 45239 1. (OHIO) JMR6276, 2002, Black, Toyota, Corolla.

Motion Mr Unger, Seconded Ms Ulrich

No discussion

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

Resolution passed.

e. Resolution Declaring a Junk Motor Vehicle - 8569 Neptune Dr. - 3 of 5

Mr Weckbach recommended ADOPTION of Resolution #132-25.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 8569 Neptune. Cincinnati, OH 45231 1. (NO TAG) 1998, Red, Acura, Integra.

Motion Mr Unger, Seconded Ms Ulrich

No discussion.

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

Resolution passed

f. Resolution Declaring a Junk Motor Vehicle - 9909 Greenriver Dr. - 4 of 5

Mr Weckbach recommended ADOPTION of Resolution #133-25.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 9909 Greenriver Dr. Cincinnati, OH

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45231 1. (OHIO) HXR9797, 2009, White/Black, Chevrolet, Cobalt.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

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

Resolution passed.

g. Resolution Declaring a Junk Motor Vehicle - 10002 Windswept Ln. - 5 of 5

Mr Weckbach recommended ADOPTION of Resolution #134-25.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 10002 Windswept Ln. Cincinnati, OH 45251 1. (OHIO) KGX3456, 2011, Grey, Dodge, Caliber.

Motion Mr Unger, Seconded Ms Ulrich

No discussion

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

Resolution passed.

h. Resolution Declaring Property as a Vacant Registrable Property - 2766 Byrneside Dr. - 1 of 3

Mr Weckbach recommended adoption of Resolution #135-25.

The Code Enforcement Review Board (CERB) held a case and hearing on the property below to consider it as vacant. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare this property vacant and to resolve that it be registered, and fees assessed against the property at the address below: 2766 Byrneside Dr, Cincinnati, Hamilton County, Ohio 45239.

Motion Mr Unger, Seconded Ms Ulrich

No discussion.

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

Resolution passed.

i. Resolution Declaring Property as a Vacant Registrable Property - 9315 Jericho Dr. - 2 of 3

Mr Weckbach recommended ADOPTION of Resolution #136-25.

Rationale: The Code Enforcement Review Board (CERB) held a case and hearing on the property below to consider it as vacant. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare this property vacant and to resolve that it be registered, and fees assessed against the property at the address below: 9315 Jericho Dr, Cincinnati, Hamilton County, Ohio 45231.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion

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

Resolution passed.

j. Resolution Declaring Property as a Vacant Registrable Property — 9922 Loralinda Dr. - 3 of 3

Mr Weckbach recommended ADOPTION of Resolution #137-25.

Rationale: The Code Enforcement Review Board (CERB) held a case and hearing on

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the property below to consider it as vacant. Based on review, the CERB passed a motion to recommend that the Board of Trustees declare this property vacant and to resolve that it be registered, and fees assessed against the property at the address below: 9922 Loralinda Dr, Cincinnati, Hamilton County, Ohio 45251.

Motion Mr Unger, Seconded Ms Ulrich

No discussion

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

Resolution passed.

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

Mr Weckbach recommended ADOPTION of Resolution #138-25.

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: 5966 Blue Rock 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 Unger, Seconded Mr Wahlert

No discussion

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

Resolution passed

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

Mr Weckbach recommended ADOPTION of Resolution #139-25.

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: 8198 Vegas 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.

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

Mr Weckbach recommended ADOPTION of Resolution #140-25.

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: 8228 Georgianna Dr. All listed properties are owned and operated by the same owner. CERB has deemed each property to be in violation of

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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

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

Mr Weckbach recommended ADOPTION of Resolution #141-25.

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: 8887 Planet 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 Ms Ulrich

No discussion

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

Resolution passed

Public Services

a. Motion to Issue an RFP for the Baseball Field Fencing Repairs and Painting Upgrades

Ms Mays recommended ADOPTION of the Motion.

Rationale: Colerain Township is soliciting bids for the repairs and painting of all baseball field structural components. The project includes the painting, repairing and installation of the baseball fields fences, wind screens, posts, rails, backstops and foul poles on each baseball field, including one recently renovated baseball field into a dog run, for Clippard Park, Groesbeck Park, Colerain Park and Heritage Park. It is anticipated that a contract will be available for review and consideration at the December 9, 2025 Board of Trustee meeting.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Wahlert - This is for next year correct?

Ms Mays - That is correct.

Mr Wahlert - Is this anticipated in our budget?

Mr Weckbach - Yes.

All vote Yes. Motion approved.

Development

a. Motion Authorizing Township Administrator to Execute an Agreement with FW Green Investments, LLC for an Adult Use Cannabis Dispensary at 9393 Colerain

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Avenue

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: The attached agreement is required as a condition of zoning approval for any potential marijuana dispensary to open in Colerain Township. The agreement provides for an annual payment of \$100,000 and guarantees that the Township will be held harmless if there are any changes in tax policy at the state level. The location of this dispensary is the Checksmart at 9393 Colerain Avenue.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Unger - I did communicate with Cindy Abrams to find out if the host community fund had ever been settled out. She told me the house has reviewed senate bill 56 and sent it back to the senate with changes.

Mr Weckbach - That's how this is drafted

Mr Unger - We allow 1 store per 25,000 residents.

Mr Weckbach - This would be connected but don't think it can be wrapped into a larger scale development.

Mr Wahlert - The tax goes to the host community. The way this is written we don't care if this is zero or whatever. We get a guaranteed rate.

Mr Conover - That's exactly right.

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

Motion approved.

- b. Motion to Appoint Members to the Colerain Township Board of Zoning Appeals
 - Mark Schupp as Full Member, Charles Thiemann as Alternate Member

Mr Miller recommended ADOPTION of the Motion.

Rationale:

Full Member — Mark Schupp is a current Full Member of BZA whose term expires on 12/31/25. He has served the Township well in this role and is willing to be appointed to another 5-year term beginning 1/1/26.

Alternate Member — Charles Thiemann is a current Alternate Member of BZA whose term expires on 12/31/25. He has served the Township well in this role and is willing to be appointed to another 2-year term beginning 1/1/26.

Motion Mr Unger, Seconded Ms Ulrich

No discussion

All voted Yes. Motion approved.

- c. Motion to Appoint Members to the Colerain Township Zoning Commission —
 - Kevin Wilson and Dennis Wander as Full Members and Gabriel Lyon and Susan Bennett as Alternate Members

Mr Weckbach recommended ADOPTION of the Motion.

Rationale:

Full Member — Kevin Wilson is a current Permanent Member of the Zoning Commission whose term expires 12/31/25. He has served the Township well in this role and is willing to be appointed to another 5-year term beginning 1/1/26.

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Full Member — Dennis Wander is a current Alternate Member of the Zoning Commission whose term expires 12/31/26. Due to the resignation of Full Member Tim Bachman effective 12/31/25, Mr. Wander has agreed to be appointed to the unexpired term until 12/31/26.

Alternate Member — Gabriel Lyon is a small business owner in Colerain Township. He is willing to be appointed to Mr. Wander's remaining 1-year term beginning 1/1/26 and ending on 12/31/26.

Alternate Member — Susan Bennett was formerly a financial planner and board chair of the Colerain Chamber of Commerce. She is willing to be appointed to the open seat for a 2-year term beginning 1/1/26.

Motion Mr Unger, Seconded Ms Ulrich

No discussion

All voted Yes. Motion approved.

- d. Motion to Approve the 2026 Meeting Schedule for the Colerain Township Board of Zoning Appeals and Zoning Commission

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: Per the Organization, Procedure, Rules and Regulations, the Board of Zoning Appeals meets on the 4th Wednesday at 6:00pm and the Zoning Commission meets on the 3rd Tuesday of each month at 6:00pm. The proposed calendar sets the official meeting dates of each board as such unless otherwise noted for extenuating circumstances.

Motion Mr Unger, Seconded Ms Ulrich

No discussion

All voted Yes. Motion approved.

Administration

- a. Resolution Authorizing the Adoption of Amended Appropriations

Mr Weckbach recommended ADOPTION of Resolution #142-25.

Rationale: Adoption of this Resolution would increase appropriations in Fund 2274 (American Rescue Plan) from \$6.41 to \$6.42. This should allow staff to close out the grant consistent with the requirements from the U.S. Department of the Treasury.

Motion Mr Unger, Seconded Ms Ulrich

No discussion

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

Resolution passed.

- b. Resolution Providing for the Termination of the Taylor Glen (Pottinger) TIF

Mr Weckbach recommended ADOPTION of Resolution #143-25.

Rationale: The Township previously approved a TIF District for the former Bevis Elementary School property. At the time the paperwork was filed, the property was still owned by the Northwest Local School District. The State of Ohio has requested that we form the TIF now that the property has been sold to the developer. Given time constraints, to have a replacement TIF district properly established, the Trustees will

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need to hold a special meeting on November 18 (at 5pm) and December 23 (at 5pm). This resolution would be the first step in the process and would remove the existing TIF. This must occur prior to the creation of the new TIF.

Motion Mr Unger, Seconded Mr Wahlert

No discussion

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

Resolution passed.

- c. Resolution Authorizing Incentive District Overlay, an Economic Development Plan, and Setting a Public Hearing

Mr Weckbach recommended ADOPTION of Resolution #144-25.

Rationale: Adoption of this Resolution would advance the creation of the Taylor Glen TIF in several ways. First, it would create an overlay to clarify which parcels make up the TIF. Second, it would adopt an economic development plan for the site. And finally, it would allow the Board to set a public hearing to discuss the creation of the TIF. Staff recommends that the public hearing be held on November 18, 2025.

Motion Mr Unger, Seconded Ms Ulrich

No discussion:

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

Resolution passed.

- d. TIF- Taylor Glen- School Compensation Agreement

Mr Weckbach recommended ADOPTION of Resolution #145-25.

Rationale: Adoption of this Resolution would establish the terms for compensation payments to the Northwest Local School District (NWLSD) as consideration for the creation of the TIF. NWLSD would be made "whole" under the terms of this Agreement.

Motion Mr Unger, Seconded Ms Ulrich

No discussion

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

Resolution passed.

- e. Motion to Appoint Trustee Unger as the representative to the Board of Directors of the Ohio-Kentucky-Indiana Regional Council of Governments and Assistant Administrator Mays as the Alternate

Ms Mays recommended ADOPTION of the Motion.

Rationale: OKI provides critical funding for many of the Township's infrastructure projects. OKI is the Metropolitan Planning Organization that federal grants flow through. By having representation on this board, the Township is better positioned to be aware of grants and to be able to draft grant responses that will be more likely to be awarded. Trustee Unger has been the representative on behalf of Colerain since January 2018. Assistant Administrator Mays has been the alternate since 2023.

Motion Ms Ulrich, Seconded Mr Unger

No discussion

All voted Yes. Motion approved.

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- f. Motion to Set Organizational Meeting of the Board of Trustees on January 6, 2026 at 6PM

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: An organizational meeting of the board of trustees is required in early January of each year.

Motion Mr Unger, Seconded Ms Ulrich

No discussion

All voted Yes. Motion approved.

- g. Discussion and Potential Action - Township Administrator Contract

No action is requested of the Board.

Rationale: The term of the existing agreement with Township Administrator Jeff Weckbach reads: "The term of this agreement shall begin on January 28, 2025, and shall remain in effect until December 31, 2027 unless sooner terminated pursuant to Section 3 of this Agreement. The provisions of Section 3(A) of this Agreement do not apply in the event the Agreement expires by its terms. Both parties shall have the option to extend this agreement under current terms to December 31, 2028. This initial one-year option decision shall be made by December 31, 2025." As such, this agenda item is an opportunity for the Trustees to discuss extension of the Administrator's existing agreement through 2028. Per the agreement, a decision shall be reached prior to December 31, 2025 to either extend or not extend the contract for an additional year.

Discussion:

Mr Unger - I'm ready to extend it without any change in pay. When is the evaluation due?

Mr Weckbach - It's due by the end of the first board meeting in January.

Mr Unger - Right now you expire at the end of 2026?

Mr Weckbach - It expires Dec 2027.

Motion to extend to 2028 Mr Unger, Seconded Ms Ulrich

All voted Yes. Extension to 2028.

10. Old Business

11. Consent Items

- a. Contract - Altafiber - Internet Upgrade - \$1,300

The attached agreement (found in agenda packet on-line) is for \$1,300 and will upgrade the internet at all Township buildings to 1GB from it's current 250MB speed.

- b. Contract - Hamilton County - CDBG Amendment

This is a series of amendments to our original CDBG allocation to provide an additional \$51,475 in funding to be applied toward the Geraldine sidewalk replacement project.

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c. 2025 - Bethesda - Health Fair - EXP 30102025

The attached agreement will allowed Bethesda to provide wellness services to employees at the annual health fair. The cost is estimated to be under \$500.

Donation Acceptance - Department of Fire and EMS - Prajapati Riddhiben

d. Dineshbhui, Prajapati Kailasben Dineshkumar, and Prajapati Akash Dineshbhai - \$600.00 - Cash

Colerain Township Department of Fire and EMS is grateful for a \$600.00 (cash) donation from Prajapati Riddhiben Dineshbhui, Prajapati Kailasben Dineshkumar, and Prajapati Akash Dineshbhai.

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

12. Fiscal Office Report

Year to date expenditures are trending well. We're at 70% in mid November.
Year to date revenue is also trending very well also. We're at 92%.
Congratulations to Dan and Cathy on their re-election.

13. Executive Session

Mr Weckbach recommended the board of trustees convene into executive session in accordance with ORC section 121.22 (G)(1) to discuss compensation of employees and also in accordance with ORC section 121.22 (G)(2) to consider the purchase and sale of property and also in accordance with ORC section 121.22 (G)(4) to discuss collective bargaining sessions with employees.

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

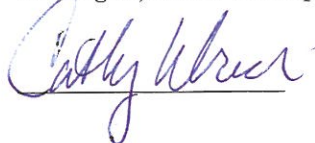
Executive Session convened at 6:55pm

Ms Ulrich called the meeting back to order at 7:49pm
All trustees and the fiscal officer were present.

Mr Weckbach had nothing to report from executive session.

14. Adjournment

Motion to adjourn, Mr Unger, Seconded Ms Ulrich
All voted Yes.
Meeting adjourned at 7:49pm

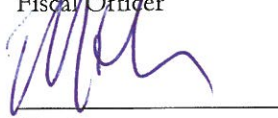
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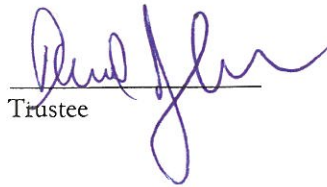


Fiscal Officer



Trustee

Trustee



Trustee