

COLERAIN

TOWNSHIP ~ OHIO

Minutes

February 10, 2026

1. **Opening of Meeting**

Mr Unger 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. **Moment of Positivity**

5. **Approval of Minutes**

Mr Baker recommended a motion for the approval of the minutes from the board of trustees meeting on 1-13-26.
Motion Ms Ulrich, Seconded Mr Wahlert
All voted Yes. Minutes approved.

6. **Public Hearings**

- a. CZC-25-13: The applicant, the Colerain Township Zoning Commission, is requesting a Text Amendment to Revise Standards Related to Short Term Rentals
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.

- b. Resolution to Approve/Deny Case CZC-25-13 - Zoning Resolution Text Amendment to Revise Standards Related to Short Term Rentals
Motion to approve/deny Resolution #17-26.

Rationale: The existing zoning resolution does not directly address short-term rentals. This text amendment would provide regulations and clarification oversight of short-term rentals in Colerain Township.



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Motion to approve Mr Wahlert, Seconded Ms Ulrich

No discussion:

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

Resolution passed.

- CZC-25-16: The applicant, the Colerain Township Zoning Commission, is
- c. requesting a Text Amendment to Revise Standards Related to Charitable Donation Containers

The Zoning Commission held a Public Hearing re: a Text Amendment to the Colerain Township Zoning Resolution to amend Section 3.4.12 — Charitable Donation Containers and sent the amendment to the Board of Trustees for consideration. A Public Hearing is required before voting on the amendment.

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

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.

- d. Resolution to Approve/Deny Case CZC-25-16 - Zoning Resolution Text Amendment to Revise Standards Related to Charitable Donation Containers

Mr Miller recommended ADOPTION of Resolution #18-26.

Rationale: The amendment appropriately clarifies the eligibility of charitable donation containers within residential zoning districts by updating the allowed district standards to ensure consistent treatment of institutional properties, expand eligibility to include qualifying institutional uses beyond places of worship, and correcting an unintended exclusion in the existing zoning text while maintaining appropriate zoning oversight and operational standards. The Colerain Township Zoning Commission voted 5-0 to recommend passage of the amendment by the Board of Trustees.

Motion to approve Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Wahlert - I hate these things and the idea of bringing them back. I understand this would be for churches and schools. What else could be an institution under this?

Ms Ulrich - A parking lot.

Mr Miller - An institutional use would be churches and schools.

Mr Wahlert - They must be registered.

Mr Miller - Yes.

Mr Wahlert - How many do we have registered?

Mr Miller - I think there's three.

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

Resolution passed.

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7. 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:

- Andrew Spinney
- Tyler Hughes
- Jacob Jahn
- Joseph Kabenji

- b. Presentation on Automated License Plate Reader Update by Lt. Jon Middendorf
Flock cameras were installed and have been operational for nearly six months. As such, staff is providing an update on the system for the Trustees.

- c. Presentation of Year End Finances Available for Supplemental Capital Appropriation

In 2024, the Board of Trustees provided direction for a new approach to capital that would allow departments to make progress on deferred maintenance. As part of this new process, a year end review of budgetary surplus from the prior year would be conducted and up to 75% of the surplus could be reallocated for capital needs. In addition to a review for supplemental capital, the Trustees can consider if any of the surplus should be directed toward the capital reserve, which has a current balance of \$1,185,633. Below is a summary of budgetary surplus by fund:

Fund Number	Fund Name	2025 Surplus	75% of Surplus
Requested Amount			
1000	General Fund	279,437	209,578
\$0			
2011, 2021, 2031, 2231	Road Funds	245,307	183,980
\$0			
2081, 2261	Police Funds	641,422	481,066
\$0			
2111, 2281	Fire & EMS Funds	1,065,585	799,189
\$0			

8. Citizens Address

Allen Reems - He complemented the road crews for cleaning the snow off the roads in Colerain Township.

9. Administrative Reports

Fire Chief Walls - For the month of January we 815 EMS incidents, 195 fire incidents, 31 responses into the Springfield Twp./Pleasant Run contract area and 0 responses into the West College Hill area. There were 3 significant fires. Our average response time for the

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first unit was 5:28.

Police Chief Cordie - For the month of January we responded to 3779 calls for service, a 9% increase over January of 2025. That is 122 calls per day. We had 408 traffic stops, with 6 OVI's. We issued 456 citations, made 92 arrests 133 auto accident reports. We responded to 57 animal complaints. He hired 3 conditional hires.

Ms Mays - We received 192 calls for service. There were a total of 6695 vehicles that entered our 3 largest parks.

Mr Miller - We had 3 BZA cases, 5 zoning cases, 34 zoning permit apps. Total estimated cost of projects of \$3,013,366.50.

Mr Weckbach - He gave an additional shout out to our road crews for the hard work for the snow clean up.

10. Trustees' Report

Ms Ulrich - She wished everyone a happy Valentines Day. She spoke about the township's composting program.

Mr Wahlert - He thanked everyone who dug us out of the snow.

Mr Unger - He spoke about the public works department and the different responsibilities for streets in the township. ei: twp, county, ODOT. He spoke about a phone call he received from a resident regarding speed studies.

11. New Business

Public Safety

a. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #19-26.

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

9651 Dunraven Dr 510-0041-0239-00

3192 Elkhorn Dr 510-0052-0447-00

3459 Hollyglen Ct 510-0111-0219-00

3095 Lapland Dr. 510-0070-0108-00

10961 Newmarket Dr 510-0034-0153-00

2733 Roosevelt Ave 510-0031-0763-00

2610 Sandhurst Dr 510-0074-0235-00

10214 Storm Dr 510-0113-0153-00

All properties that are abated by the Township will have their property taxes assessed in



order to reimburse the Township for the abatement services. This resolution and the Township's abatement process comport with the Ohio Revised Code for nuisance violations.

Motion Mr Unger, Seconded Ms Ulrich

No discussion.

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

Resolution passed.

b. Resolution Declaring a Junk Motor Vehicle - 2733 Roosevelt Dr. - 1 of 5

Chief Cordie recommended ADOPTION of Resolution #20-26.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2733 Roosevelt Dr. Cincinnati, OH 45231 1. (OHIO) JSE2935, 2013, Grey, Chevrolet, Cruze.

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 Vehicles - 2984 Sheldon Ave. - 2 of 5

Chief Cordie recommended ADOPTION of Resolution #21-26.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2984 Sheldon Ave. Cincinnati, OH 45239 1. (OHIO) GWM6558, 2006, Green, Honda, Accord 2. (NO TAG) 2013, Grey, Chevrolet, Cruze.

Motion Mr Wahlert, Seconded Mr Unger

No discussion

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

Resolution passed.

d. Resolution Declaring a Junk Motor Vehicle - 8755 Planet Dr. - 3 of 5

Chief Cordie recommended ADOPTION of Resolution #22-26.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 8755 Planet Dr. Cincinnati, OH 45231 1. (OHIO) KJH8425, 2019, Black, Kia, Forte.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

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

Resolution passed.



e. Resolution Declaring a Junk Motor Vehicle - 10018 Regency Ct. - 4 of 5

Chief Cordie recommended ADOPTION of Resolution #23-26.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 10018 Regency Ct. Cincinnati, OH 45251 1. (OHIO) KMC8826, 2014, Blue, Dodge, Charger.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

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

Resolution passed.

f. Resolution Declaring a Junk Motor Vehicle - 10961 Newmarket Dr. - 5 of 5

Chief Cordie recommended ADOPTION of Resolution #24-26.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 10961 Newmarket Dr. Cincinnati, OH 45251 1. (OHIO) HOH1187, 2000, Grey, BMW, 328i.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

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

Resolution passed.

g. Resolution Declaring Property as a Vacant Registrable Property - 2725 John Gray Rd.

Chief Cordie recommended ADOPTION of Resolution #25-26.

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: 2725 John Gray Rd, CINCINNATI, OH 45231.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion

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

Resolution passed.

h. Motion to Authorize the Township Administrator to Execute a Purchase Agreement with Cellebrite Inc. for Digital Forensics Software

Chief Cordie recommended ADOPTION of the Motion.

Rationale: This renewal contract with Cellebrite Inc will allow for the Police Department's Criminal Investigative Unit to utilize digital forensics software to lawfully extract, decrypt, and analyze data from mobile phones, computers, and cloud storage.

As with all software, the need for a search warrant still exists.

1 year agreement: \$10,715.00.

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Motion Mr Wahlert, Seconded Mr Unger

No discussion.

All voted Yes. Motion approved.

- i. First Reading - Resolution Adopting Policy for Redaction Fee for Law Enforcement Cameras

In 2024, the General Assembly of Ohio modified the public records law to allow public agencies to charge for the time spent retrieving, redacting, and producing body camera or dash camera footage, up to a maximum of \$750 per request. Under this policy, these fees are designed to cover labor costs, and payment will be required upfront. The policy is drafted to comply with existing law and victims (and their families) will not be charged for production of the footage.

Public Services

- a. Motion Accepting 2025 Road Mileage Certification

Ms Mays recommended ADOPTION of the Motion.

Rationale: The signed mileage certification form is submitted to ODOT per Ohio Revised Code, Section 4501.04. The form is prepared by the County Engineer and reflects all changes to the total mileage for Colerain Township. At the end of 2025 the total miles certified for the Township is 116.396 miles.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - These would be the miles pushing snow from.

Mr Weckbach Yes. That is correct.

All voted Yes. Motion approved.

Development

- a. Motion to set a Public Hearing for March 10, 2026 at 6:00 PM to consider Zoning Commission Case CZC-25-17, Text Amendment to the Colerain Township Zoning Resolution Section 6.4.1, Legislative Review Procedures.

Mr Miller recommended ADOPTION of the Motion.

Rationale: The Zoning Commission held a Public Hearing on January 20, 2026 re: a Text Amendment to the Colerain Township Zoning Resolution to amend Section 6.4.1, Legislative Review Procedures and sent the amendment to the Board of Trustees for consideration. A Public Hearing is required before voting on the amendment.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

All voted Yes. Motion approved.

- b. Motion to set a Public Hearing for March 10, 2026 at 6:00 PM to consider Zoning

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Commission Case CZC-25-19, Text Amendment to the Colerain Township Zoning Resolution Section 4.8, Signage.

Mr Miller recommended ADOPTION of the Motion.

Rationale: The Zoning Commission held a Public Hearing on January 20, 2026 re: a Text Amendment to the Colerain Township Zoning Resolution to amend Section 4.8, Signage, and sent the amendment to the Board of Trustees for consideration. A Public Hearing is required before voting on the amendment.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

All voted Yes. Motion approved.

Motion to set a Public Hearing for March 10, 2026 at 6:00 PM to consider Zoning

- c. Commission Case CZC-25-20, Text Amendment to the Colerain Township Zoning Resolution Article 3, Use-Specific Substandards.

Recommend ADOPTION of the Motion. Rationale: The Zoning Commission held a Public Hearing on January 20, 2026 re: a Text Amendment to the Colerain Township Zoning Resolution to amend Article 3 — Use-Specific Substandards and sent the amendment to the Board of Trustees for consideration. A Public Hearing is required before voting on the amendment.

Motion Mr Unger, Seconded Ms Ulrich

No discussion.

All voted Yes. Motion approved.

Motion Authorizing Township Administrator to Execute an Agreement with FW

- d. Green Investments, LLC for an Adult Use Cannabis Dispensary at 9880 Colerain Avenue

Mr Miller recommended ADOPTION of the Motion.

Rationale: An 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 former H&R Block at 9880 Colerain Avenue.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Unger - I did look at the site. It's pretty tight in there. I'm not a fan. I'm concerned about changes in state law. I don't see a remedy in here if we would not be paid.

Mr Weckbach - If there was non payment, there are 2 built-in items to remedy it.

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

Motion approved.



Administration

- a. Motion to Issue a Request for Proposals (RFP) for Solid Waste and Recycling Services.

Ms Mays recommended ADOPTION of the Motion.

Rationale: The Township's current contract for Solid Waste and Recycling Services is scheduled to expire at the end of April and it is in the best interest of the Township to solicit competitive proposals to ensure the continued, efficient, and cost-effective provision of these services. The proposed RFP process will allow qualified vendors to submit proposals in accordance with Township specifications and applicable laws, with the invitation to bid commencing on February 11, 2026, and closing on March 2, 2026.

Motion Mr Unger, Seconded Ms Ulrich

Discussion:

Mr Unger - I read through this and my recollection from 5 years ago is there was an additional fee to be added, and it turned into a situation I didn't think our residents should have to pay.

Ms Mays - We will take care of it in house.

All voted Yes. Motion approved.

- b. Discussion regarding Energy Aggregation Program

Staff is seeking direction regarding the Energy Aggregation Program regarding the search for an energy broker. If the Trustees decide to change brokers, that decision will need to be made at the March 10, 2026 meeting, as electric aggregation rates need to be locked in for the June contract renewal in March/April of 2026.

Discussion:

Ms Ulrich - We have to do something.

Mr Weckbach - Aggregation companies can switch you over if they know your accounts and your address. Never show them your account number.

Mr Unger - There are a lot of folks in the aggregation field. I'd like to to gather as much info as possible.

- c. Resolution Approving ODOT Project PID1208613 - Springdale Road Sidewalks

Ms Mays recommended ADOPTION of Resolution #26-26.

Rationale: The Township received a grant from ODOT for the construction of sidewalks on Springdale Road from Poole Road to Yellowwood Drive. This piece of legislation is required by ODOT before submitting the plan package. The state is anticipating the plan package to be submitted by 8/31/2026 and will likely go out to bid in late 2026 or early 2027.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

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Mr Unger - Did you say we secured a grant for this?

Ms Mays - Up front cost for us is zero dollars for now. We will come back to the board with a final contract.

Mr Weckbach - We received one grant and we're looking for another.

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

Resolution passed.

12. Old Business

13. Consent Items

- a. Promotion - Full-Time Firefighter/EMT - Department of Fire and EMS – Benjamin Kaake - \$24.38 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:

- Benjamin Kaake

The wage for this job is \$24.38 per hour. Contingent upon Board approval, Benjamin Kaake would be eligible to begin work on February 17, 2026.

- b. New Hire - Police Officer - Police Department - Anthony J. Pope - \$38.10 per hour. The position of Police Officer was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Anthony J. Pope.

- c. New Hire - Police Officer - Police Department - Jacob D. Hornback - \$42.46 per hour.

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

- d. Reclassification - Police Officer - Police Department - Andrew P. Nogueira - \$45.72 per hour.

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

- e. Contract - Plattenburg - Geothermal Tax Credit - \$1,150 - NO EXP

The two new fire stations have geothermal power. To offset a portion of the cost of those installations, the Township must file a tax return with the IRS. Plattenburg will prepare the return on behalf of the Township.

- f. Donation Acceptance - Department of Fire and EMS - From Cinfed Credit Union - \$500.00 (Check)

Colerain Township Department of Fire and EMS is grateful for a \$500.00 donation

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from Cinfed Credit Union.

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

14. **Fiscal Office Report**

I attended the OTA meeting last week in Columbus. We learned about the new fees from body cams regarding house bill 315. I think that would be a very good thing.

15. **Executive Session**

Mr Weckbach recommended the board of trustees convene into executive session in accordance with ORC section 121.22 (G)(8) to consider confidential information regarding specific business strategy and to discuss negotiations with other political subdivisions respecting requests for economic development assistance 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)(2) to discuss the sale of township property at competitive bidding.

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

Executive session convened at 7:46pm

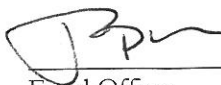
Mr Unger called the meeting back to order at 8:47pm
All trustees and the fiscal officer were present.

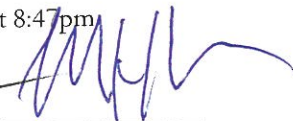
Mr Weckbach had nothing to report from executive session.

16. **Adjournment**

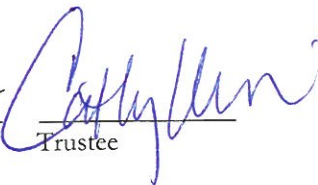
Motion to adjourn, Mr Unger, Seconded, Mr Wahlert
All voted Yes.

Meeting adjourned at 8:47pm


Fiscal Officer


Trustee


Trustee


Trustee