

Minutes

June 9, 2026

1. **Opening of Meeting**

Mr Unger called the meeting to order at 6:00pm.
All trustees were present.

Motion to appoint Mr Weckbach temporary secretary Mr Wahlert, Seconded Mr Unger
All voted Yes.

Motion to excuse Mr Baker's absence Mr Wahlert, Seconded Mr Unger
All voted Yes.

2. **Pledge of Allegiance**

All recited the Pledge of Allegiance.

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

4. **Moment of Positivity**

5. **Approval of Minutes**

Motion to approve 5-26-26 meeting minutes Mr Unger, Seconded Ms Ulrich
All voted Yes.
Minutes approved.

6. **Public Hearings**

a. **Public Hearing - 2027 Tax Budget**

The first step in the 2027 Strategic Planning and Budgeting process is the adoption of a tax budget. In order to take action on adoption of a potential tax budget, a public hearing is required to occur.

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 public hearing Mr Wahlert, seconded Ms Ulrich
All voted Yes

Public hearing closed.

b. Motion to Adopt the 2027 Tax Budget

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: The first step in the 2027 budget process is the adoption of a tax budget. This document shows the forecasted receipts for 2027, the fund balance for each fund as of January 1, 2026, the 2027 expenses in the long-term financial forecast, and the projected fund balance at the end of 2027. It is due to the Hamilton County Auditor on July 20, 2026.

Motion Mr Wahlert, Seconded Ms Ulrich
All voted Yes. Motion approved.

Public Hearing for Zoning Commission Case CZC-26-3, Text Amendment to the
c. Colerain Township Zoning Resolution amending the current Site Development
Standards, Table 4.2.2-A

This case was previously heard by the Zoning Commission and the Township is required to hold a public hearing prior to taking action on the case.

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

No one was present to speak

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

Resolution to APPROVE/DENY Zoning Commission Case CZC-26-3, Text
d. Amendment to the Colerain Township Zoning Resolution amending the current
Site Development Standards, Table 4.2.2-A

Mr Miller recommended ADOPTION of Resolution #79-26.

Rationale: The purpose of the amendment is to clarify and modernize the Township's site development standards by improving organization, updating terminology, and refining provisions to better reflect current development practices, including the structure and readability of the table, revising certain dimensional requirements, and addressing selected lot, setback, frontage, height, and related development standards. The amendment also reformats the table so standards for lot area, parking frontage, streetscape buffer, side yard, rear yard, height, and building size are presented more

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clearly and consistently. This is intended to make the table easier to read, interpret, and administer. Overall, many standards would remain unchanged, while others would be revised in limited ways, including some that are slightly less restrictive than the current regulations. The amendment is intended to update the dimensional table so it more accurately reflects current development patterns and functions more effectively in administration.

Motion to approve resolution, Mr Wahlert, Seconded Ms Ulrich

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

Resolution passed.

- Public Hearing for Zoning Commission Case CZC-26-4, Text Amendment to the
- e. Colerain Township Zoning Resolution creating a new zoning district, Corridor Mixed (CBM)

This case was previously heard by the Zoning Commission and the Township is required to hold a public hearing prior to taking action on the case.

Motion to open 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.

- Resolution to APPROVE/DENY Zoning Commission Case CZC-26-4, Text
- f. Amendment to the Colerain Township Zoning Resolution creating a new zoning district, Corridor Mixed (CBM)

Mr Miller recommended ADOPTION of Resolution #80-26.

Rationale: The proposed text amendment would create a new zoning district titled Corridor Mixed (CBM) and incorporate related provisions throughout the Colerain Township Zoning Resolution. The purpose of the amendment is to establish a flexible mixed-use zoning option for commercial corridors and transitional areas outside of Colerain Avenue where the existing district framework does not currently provide an ideal fit. The proposed district is intended to function as a middle ground within the Township's zoning structure. It would allow a broader and more corridor-oriented mix of commercial, office, service, and compatible residential uses than the Neighborhood Mixed (NBM) district, while remaining less intensive and less corridor-specific than the Avenue Mixed districts, which were created exclusively around the Colerain Avenue corridor. The amendment is intended to expand the Township's zoning toolkit, improve the responsiveness of the Resolution to varying corridor conditions, and better position the Township to guide reinvestment in a manner that is context-sensitive, flexible, and aligned with long-term planning goals. This request is text-only in nature. No properties are being rezoned through this amendment. Any future application of

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the CBM district to individual properties would require a separate zoning map amendment and public review process in accordance with the Ohio Revised Code and the Colerain Township Zoning Resolution.

Motion to approve resolution Ms Ulrich, Seconded Mr Wahlert
No discussion.
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Resolution passed.

Public Hearing for Case MSP-26-9, Place Making Art Sign for Beautiful Savior
Lutheran Church, 11911 Pippin Road

Case MSP-26-9 is a request associated with proposed permanent signage for Beautiful Savior Lutheran Church, located at 11911 Pippin Road, Colerain, Ohio 45231. The subject property is located on a corner lot, and the submitted request seeks approval of a sign intended to function as a distinctive placemaking feature for the property and the surrounding intersection. At the time the application was filed, the Colerain Township Zoning Resolution included regulations for Placemaking Art Signs. Those regulations allowed an applicant or property owner to request a larger projecting, roof, wall, or ground sign with greater design flexibility when the proposed sign utilized creative layers, dimension, materiality, and design features intended to contribute to a unique visual presence and broader placemaking value. Approval of a Placemaking Art Sign required review and approval by the Board of Trustees.

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

No one was present to speak

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

h. Motion to APPROVE/DENY a Place Making Art Sign at 11911 Pippin Road,
Beautiful Savior Lutheran Church

Mr Miller recommended ADOPTION of the Motion with the CONDITION that the sign be the same or similar to the sign shown in the site plan.

Rationale: Based on the submitted application, the regulations in effect at the time of filing, Staff's review of the proposed sign location and design, and the relevant goals and recommendations of the Colerain Township Comprehensive Plan, staff finds that:

1. The application was submitted on April 2, 2026, while Placemaking Art Signs were still recognized under the Colerain Township Zoning Resolution. Although those provisions were later removed effective April 10, 2026, the timing of the application supports review under the regulations in effect at the time of filing.
2. The proposed

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sign is located on a corner lot at 11911 Pippin Road, a location where a well-designed sign may function not only as site identification but also as a recognizable visual feature at the intersection. 3. The former Placemaking Art Sign regulations were intended to allow signs with greater design flexibility where the sign incorporated creative layers, dimension, materiality, or similar design features that created a unique presence for the property. The submitted request is consistent with the type of site-specific design review contemplated by those former provisions. 4. The Comprehensive Plan supports the promotion of community identity and recognizes that landmarks, streetscapes, development patterns, and other built features contribute to the character of the Township. The proposed sign may support that objective by creating a distinctive visual feature for an established institutional use within the community. 5. The Comprehensive Plan also recognizes the importance of placemaking and visually appealing public environments. While the Township has since removed the Placemaking Art Sign category for regulatory reasons, the specific application may still be evaluated under the standards in effect when filed, with the Board's review focused on objective site, design, location, and compatibility considerations. 6. Staff finds that the request is limited to the proposed signage and does not authorize additional signage, future sign substitutions, electronic message centers, off-premises advertising, or other signage not specifically approved by the Board of Trustees

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

- i. Public Hearing for Case MOD-26-3, a Major Modification to an approved Final Development Plan to modify signage at 9540 Colerain Avenue
- Major Modifications to Planned Districts require a Public Hearing be held by the Board of Trustees prior to voting to approve or deny the Modification.

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

Mr Conover swore in those who were present to speak.
Alex Barnett - Spoke on behalf of Atlantic Sign Company. He mentioned their scope of work was limited to signage.

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

- j. Resolution to APPROVE/DENY Case MOD-26-3, a Major Modification to an approved Final Development Plan to modify signage at 9540 Colerain Avenue
- Mr Miller recommended ADOPTION of Resolution #81-26.
Rationale: Based on the submitted major modification application, the applicant's supporting materials, the approved Final Development Plan and development history for the property, the applicable provisions of the Colerain Township Zoning Resolution, and the goals and recommendations of the Colerain Township

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Comprehensive Plan, staff finds that: 1. The requested modification is limited in scope and is appropriate for consideration as a major modification to the approved Final Development Plan. The request does not alter the principal use of the property, expand the building footprint, change site access, modify parking or circulation, or create a broader change to the Planned District. The request is narrowly focused on establishing a wall signage allowance for the existing commercial site. 2. The approved Final Development Plan does not contain specific signage standards for the property. In the absence of such standards, the property is subject to the underlying AMN zoning requirements. The requested modification would resolve this administrative limitation by establishing a clear, site-specific wall signage allowance within the Planned District record. 3. The requested wall signage allowance supports reasonable identification of the permitted commercial use on the property. The proposed allowance of up to two hundred eighty-five (285) square feet is intended to accommodate co-branded restaurant signage and does not, by itself, authorize additional freestanding signage, off-premise signage, electronic message center signage, or other signage types not otherwise permitted. 4. The request is consistent with the Economic Development Element of the Comprehensive Plan, which emphasizes the importance of supporting the Township's commercial corridors, retaining and attracting businesses, strengthening the commercial tax base, and maintaining a regulatory framework that is responsive to redevelopment and business needs. Colerain Avenue is identified in the Comprehensive Plan as a major commercial corridor and regional retail hub, and the continued viability of businesses along the corridor remains an important Township objective. 5. The request is also consistent with the Comprehensive Plan, which calls for Colerain Avenue to function as an important urban connector and recommends that development patterns along the corridor reflect both its local and regional importance. The Plan specifically identifies updated signage regulations as one of the tools that may support corridor redevelopment, access management, beautification, and continued reinvestment. 6. The requested modification is generally consistent with the Community Character Element of the Comprehensive Plan because it allows site-specific signage for an existing commercial property within the Colerain Avenue Corridor while preserving the overall structure and administration of the approved Planned District. The modification recognizes the commercial context of the site without creating a district-wide change or altering surrounding development standards.

Motion to approve Mr Unger, Seconded Mr Wahlert

No discussion.

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

Resolution passed.

7. Presentations

- a. Presentation by Chief Edwin Cordie Introducing and Swearing-In Newly Promoted Employees



Chief Cordie introduced and administered the Oath of Office to newly promoted Sergeant AJ Hatcher and Lieutenant Bill Hane.

b. 2027-2031 Strategic Planning Results

Over the past several months, staff has engaged in numerous community conversations, conducted a survey, and attempted to gather as much information as possible to help guide the Trustees in setting the long term direction of the Township. In reviewing the information, staff is seeking guidance on the current goals for the township, if they should change, and how they should change.

8. **Citizens Address**

David Lemmick - He spoke against Flock Cameras.

9. **Administrative Reports**

Fire Chief Walls - For May, we had 815 EMS incidents, 172 Fire incidents, Average response time was 5:04.

Police Chief Cordie - In May we responded to 4184 calls for service, 135 call per day. That's a 7% increase over May of 2025. We conducted 434 traffic stops, handled 155 auto accidents and made 101 arrests and wrote 438 traffic citations.

Admin Mays - For May we completed 73 work orders. Park visitors were 4178 at Heritage Park, 4421 at Colrain Park and 6575 at Clippard Park.

Mr Miller - For May we had 68 permits 324 for the year. 36 new single family homes, Over \$19Million in development.

10. **Trustees' Report**

Mr Wahlert - He mentioned the tragic death of Alyssa Hill at Skyline. He mentioned watching the City of Cincinnati implode. He said we can pass local resolutions through home rule.

Ms Ulrich - She wished luck to all the graduates. She talked about trash pick up.

Mr Unger - He spoke about a tree down on Joseph Rd. He mentioned the maintenance belongs to the county. He spoke about a problem on Royal Glen.

11. **New Business**

Public Safety

a. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #81-26.

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

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2973 Aries Ct 2723 Barthas Pl
2549 Berthbrook Dr
9280 Comstock Dr
8233 Georgianna Dr
2844 Hanois Ct
8298 Jackies Dr
2754 Jonrose Av
2551 Lincoln Av
6778 Memory Ln
10054 Prechtel Rd
2504 Pippin Ct
9525 Ridgemoor Av
11269 Templeton Dr
11961 Waldon Dr

All properties that are abated by the Township will have their property taxes assessed in order to reimburse the Township for the abatement services. This resolution and the Township's abatement process comport with the Ohio Revised Code for nuisance violations.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

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

Resolution passed.

- b. Motion to Authorize the Township Administrator to Enter into a Contract with Northwest Local School District for Police Services

Chief Cordie recommended ADOPTION of the Motion.

Rationale: This contract between Colerain Police and Northwest Local School District shall commence June 15, 2026 and end June 14, 2029. This contract provides the following police services:

- 1 School Safety Sergeant
- 1 School Criminal Investigator
- 1 School Canine Officer
- 7 School Resource Officers
- 5 School Safety Officers

This agreement will add four additional officers to our School Safety Unit. The school district will also cover the additional costs of equipment for the additional hires.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Unger - I think this is a critical arrangement. This could be the first contact some of these kids have with the police and develops a positive relationship with the police.

All voted Yes. Motion approved.

Development



Public Services

- Motion Authorizing the Township Administrator to Execute a Contract with Ohio
- a. Dredge LLC for the Amarillo Court Reconstruction Project in the Amount of \$571,834.20.

Ms Mays recommended ADOPTION of the Motion.

Rationale: The reconstruction of Amarillo Court is a necessary infrastructure flood mitigation project that is partially funded through the Ohio Public Works Commission's State Capital Improvement Program (SCIP) grant. The project was prepared for formal competitive bidding through June 3, 2026, with a total of six (6) bids received. Staff recommends that the contract be awarded to Ohio Dredge LLC, which was the lowest bidder in the amount of \$571,834.20. Bid tabulations are summarized on the attached sheet. This project has been identified in the 2026 Capital Schedule. For reference, the Township previously received a grant for this project from Hamilton County for \$219,819 and an additional grant from the Ohio Public Works Commission for \$366,000.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

All voted Yes. Motion approved.

Administration

- Motion to Authorize Township Administrator to Execute an Agreement with
- a. Anthem for Health Insurance and Employee Stop-Loss Insurance Benefits for 2026-2027 Plan Year

Ms Mays recommended ADOPTION of the Motion.

Rationale: Annually, the Township will work with its health care broker, McGohen Brabender to review the employee benefits program and to negotiate a new plan for employee medical, dental, vision, and life insurance. Based on the review of the marketplace, staff is recommending Anthem as the provider for employee stop-loss insurance. Staff is also recommending that Anthem be selected as the Third-Party-Administrator for health care. This contract will result in an increase in rates of 9.5% for all plans. It is important that the Township take action on these items today, as open enrollment for employees will need to begin prior to the next Board of Trustee meeting in order to comply with federal guidelines.

Motion Mr Unger, Seconded Mr Wahlert

Discussion:

Mr Unger - I will disclose that I buy my insurance through the township and I pay the same rates as everyone else.



All voted Yes. Motion approved.

b. Motion to Set Rates for Employee Health Care Plans and Packages

Ms Mays recommended ADOPTION of the Motion.

Rationale: As part of the Township's medical plan renewal process, it is recommended that all medical plans and rates be increased by 9.5%. Dental coverage is recommended to increase by 2%. Vision plans are recommended to be held flat, consistent with this prior year.

- As a quick recap, the following recommendations are being made for the plans and packages for 2025- 2026 year:

- o Medical – Renewing with Anthem

- o Stop Loss – Renewing with Anthem, increasing the specific stop loss from \$110,000 to \$120,000

- o Vision – Renewing with Anthem

- o Dental – Renewing with Anthem

- o Life & Long Term Disability – Renewing with The Standard o Employer and employee contribution will increase by 9.5% for medical

There is one change in the Health Savings Account limit for embedded high deductible health plans (the Township's Gold packages) by the Internal Revenue Service. The minimum deductible has been increased by the IRS in an effort to adjust to inflation.

Motion Ms Ulrich, Seconded Mr Unger

No discussion

All voted Yes. Motion approved.

c. Motion to Authorize the Issuance of a Request for Proposals - Enterprise Resource Planning System

Mr McElravy recommended ADOPTION of the Motion.

Rationale: Enterprise Resource Planning (ERP) systems integrate human resources, payroll, finance, and budgeting functions into a single system. The Township currently uses multiple, antiquated systems for these functions, which is highly inefficient and creates opportunities for errors. Soliciting proposals from ERP vendors will allow the Township to determine if there is a vendor that would meet the needs of the Township at a reasonable cost.

Motion Ms Ulrich, Seconded Mr Wahlert

No discussion

All voted Yes. Motion approved.

d. Resolution Authorizing the Adoption of Amended Appropriations

Mr McElravy recommended ADOPTION of Resolution #82-26.

Rationale: Adoption of the attached resolution would increase appropriations in Fund 2081 (Police District) by \$10,000 in order align the budget with actual expenses for utilities.



Motion Mr Unger, Seconded Ms Ulrich

No discussion.

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

Resolution passed.

12. Old Business

- a. Resolution Adopting Updates to 1.5 - Work Hours and Pay Policy and 1.8 - Paid Time Off Policy

Ms Mays recommended ADOPTION of Resolution #83-26.

Rationale: Updates to these policies include language identifying Fair Labor Standards Act rules for flextime and revisiting the longevity and sick time sell back proposals from the October 22, 2024 Board of Trustees Meeting. A first reading of this resolution occurred at the May 26th Board of Trustee meeting.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion

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

Resolution passed.

13. Consent Items

- a. Contract - AARP Community Challenge Microgrant Agreement - \$2,500.00 - May 26, 2026 thru December, 31, 2026

Approval will allow acceptance and implementation of the AARP grant to complete up to 100 HomeFit safety modifications for older adults, improving community safety using external funding.

- b. Pay Adjustment - Part-Time Co-op Fleet Maintenance Student - Department of Fire and EMS - Conner Barlow - \$16.00 per hour

Pay adjustment retroactive to May 26, 2026. The incorrect pay rate was placed on the May 12, 2026 agenda.

- c. New Hire - Administrative Clerk - Administration - Chrissy Hill - \$27.75

The position of Administrative Clerk was posted, applications were received and interviews conducted. A conditional offer of employment was extended to the following individual: Chrissy Hill.

The wage for this job is \$27.75 per hour for 40 hours per week. Contingent upon Board approval, she would be eligible to begin work on June 8, 2026.

- d. New Hire - Police Cadet - Police Department - Samantha Peterkoski - \$27.50

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

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individual: Samantha Peterkoski. Samantha comes to the Police Department as a new hire who is currently expected to attend Butler Tech Police Academy in September 2026. Samantha will start with the Police Department as a Police Recruit. She will hold this role of Police Recruit until completion of the required OPOTA courses and the final state test. The wage for this job is \$27.50 per hour for 40 hours per week. Contingent upon Board approval, she would be eligible to begin work after June 10, 2026. Upon passing the state of Ohio OPOTA test, Samantha will assume the role of a Police Officer. The 2026 wage for this job is \$38.10 per hour for 40 hours per week.

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

14. **Fiscal Office Report**

No report.

15. **Executive Session**

Mr Weckbach recommended the board of trustees convene into executive session in accordance with ORC section 121.22 (G)(1) to discuss promotion of public employees and also in accordance with ORC section 121.22 (G)(4) to discuss collective bargaining and also in accordance with ORC section 121,22 (G)(3) to discuss pending or eminent litigation.

Motion Mr Unger, Seconded Mr Wahlert

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

Executive session convened at 7:49pm.

Mr Unger called the meeting back to order at 10:22pm.

All trustees were present.

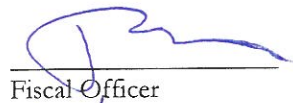
Mr Weckbach had nothing to report from executive session.

16. **Adjournment**

Motion to adjourn Mr Wahlert, Seconded Ms Ulrich

All voted Yes.

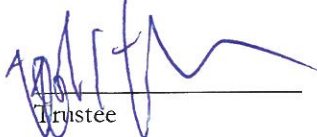
Meeting adjourned at 10:22pm



Fiscal Officer



Trustee



Trustee



Trustee