

COLERAIN

TOWNSHIP ~ OHIO

Minutes

July 14, 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 6-9-26.

Motion Mr Unger, Seconded Ms Ulrich

All voted Yes. Minutes approved.

Mr Baker recommended a motion for the approval of the minutes from the board of trustees meeting on 6-23-26.

Motion Ms Ulrich, Seconded Mr Wahlert

All voted Yes. Minutes approved.

6. **Presentations**

- a. Hamilton County Update Presented by Commissioner Denise DrieHaus
County Commissioner Denise DrieHaus provided an update on Hamilton County programs.

7. **Citizens Address**

Michelle Starr - She is a member of Council in the Village of Woodlawn. She spoke about high energy bills. She is asking Duke for help and accountability on energy costs. She has heard from a lot of people about their struggle with high energy bills. She mentioned people living in poverty cannot sustain these costs. She is asking Colerain to adopt a resolution to deny another increase.

David Lemmink - He spoke in opposition of Flock Cameras.





8. **Administrative Reports**

Mr Miller - We had a near high level of applications. A total of \$2 Million in applications. He mentioned the new Jersey Mikes and the new Nothing Bunt Cakes. He mentioned a new 36-unit complex being built on Pippin Rd. He spoke about potential projects at Nothgate Mall. This will potentially open up development.

Mr Weckbach - He mentioned being cautious about door to door aggregate compamies.

9. **Trustees' Report**

Mr Unger - He spoke about the work the Help Squad is doing.

Ms Ulrich - She thanked everyone who worked and volunteered at the July 4th Fireworks. She said the crowd was very well-behaved. She said Colerain Ave over the bridge is a mess due to ODOT signage. She recommended an alternate route.

Mr Wahlert - He spoke with Duke regarding increases in costs. He said the big issue is the bad actors signing people up on aggregate deals. He said the fireworks were fantastic. He spoke about the work that the Help Squad continues to do.

10. **New Business**

Public Safety

a. Resolution Declaring a Junk Motor Vehicle - 10275 Dewhill Lane

Lt Penley recommended ADOPTION of Resolution #89-26.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 10275 Dewhill Lane, Cincinnati, Ohio 45251 (OH) DKX7076, 2011, Orange, Chevrolet, Cobalt/

Motion Ms Ulrich, Seconded Mr Wahlert

No discussion.

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

Resolution passed.

b. Resolution Declaring a Junk Motor Vehicle - 2665 Ontario Street

Lt Penley recommended ADOPTION of Resolution #90-26.

Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 2665 Ontario Street, Cincinnati, OH 45231 (NO TAG) 1997, Red, Chevy, Camaro.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

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

c. Resolution Declaring a Junk Motor Vehicle - 3409 Oakmeadow Lane
Lt Penley recommended ADOPTION of Resolution #91-26
Rationale: Recommend Adoption of the Motion to Declare and Order Abatement of the Junk Motor Vehicle at the Following Property: 3409 Oakmeadow Lane, Cincinnati, Ohio 45239 (NO TAG) 2007, Grey, Honda, Pilot.

Motion Mr Wahlert, Seconded Ms Ulrich
No discussion.

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

d. Resolution Declaring Nuisance and Ordering Abatement
Lt Penley recommended ADOPTION of Resolution #92-26.
Rationale: This resolution allows for the removal of uncontrolled vegetation and/or refuse at the following properties:

2590 Altura Dr
2390 Deblin Dr
9651 Dunraven Dr
9671 Dunraven Dr
9738 Gibraltar Dr
9757 Gibraltar Dr
12174 Glencrest Ct.
11611 Hamilton Av
3561 West Kemper Rd
2458 Lincoln Av
2714 Merriway Ln
3409 Oakmeadow Ln
9752 Sacramento St
2870 Stout Rd
2880 Stout Rd
7239 Swirlwood Ln
11967 Waldon Dr
11925 Wincanton Dr
3165 Windsong Dr
9340 Wilcox 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.

e. Motion to Issue Noise Resolution Permit to Taylor Scott (3262 Banning Rd.)

Lt Penley recommended ADOPTION of the Motion.

Rationale: This is the first request for a permit in 2026 for Taylor Scott. The request is for Sunday, July 25, 2026 at 3262 Banning Rd. from 1000-1800 hours (10am to 6pm).

Motion Mr Unger, Seconded Ms Ulrich
No discussion.

All voted Yes. Motion approved.

Public Services

Development

a. Motion to Set a Public Hearing for July 28, 2026 at 6:00 PM re: Text Amendment to Colerain Township Zoning Resolution Section 4.9, Waste Receptacles

Mr Miller recommended ADOPTION of the Motion.

Rationale: The Zoning Commission held a public hearing on June 16, 2026 and unanimously recommended an amendment to the Zoning Resolution Section 4.9, Waste Receptacles. The Board of Trustees must hold a public hearing to consider and vote on the changes.

Motion Mr Unger, Seconded Ms Ulrich
No discussion.

All voted Yes. Motion approved.

Motion to Set a Public Hearing for July 28, 2026 at 6:00 PM re: a Major
b. Modification to an approved Final Development Plan to modify parking at Target, located at 9040 Colerain Avenue

Mr Miller recommended ADOPTION of the Motion.

Rationale: Major Modifications to an approved Final Development Plan require a public hearing and vote by the Board of Trustees for approval.

Motion Mr Wahlert, Seconded Ms Ulrich
No discussion.

All voted Yes. Motion approved.

c. Motion to Approve Updated Planning & Zoning Fee Schedule

Mr Miller recommended ADOPTION of the Motion.

Rationale: As a result of the Zoning Resolution updates approved by the Board of Trustees in 2026, the Planning & Zoning Fee Schedule needs commensurate updates.

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Those changes include the following:

- Removed "Master Use Plan" as it no longer exists
- Added "Change of Use"
- Removed printing of "Large Format: \$30.00 / page Larger than 11x17", added note
- Removed reference to "Open Space Development" and "Placemaking Art Signs"
- Changed Appeal from \$500.00 to \$200.00 when not requesting a Variance
- Changed Lot Split from "\$100.00 / new lot created" to same as other administrative review (\$200 flat fee)
- Made "Planned District Dissolution" free instead of \$1,000 to encourage rezoning to base zoning.

Motion Mr Unger, Seconded Ms Ulrich

No discussion

All voted Yes. Motion approved.

Administration

a. Resolution Authorizing the Advance of Property Tax

Mr McElravy recommended ADOPTION of Resolution #93-26.

Rationale: The county auditor anticipates remitting the second half property tax later than usual this year. This is due to several technical changes made to property tax collections by the last General Assembly. Adoption of the Resolution would allow the Township to receive partial payments from the auditor earlier in the year, which would smooth cash flow and allow the Township to keep its idle cash invested and earning interest.

Motion Ms Ulrich, Seconded Mr Wahlert

Discussion:

Mr Wahlert - There's no fee to that right?

Mr McElravy - The fee is the same.

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

Resolution passed.

11. Old Business

a. Resolution Adopting Legislative Priorities for 2027-2031

At the June 23, 2026 Board of Trustee meeting, the Board was provided an opportunity to discuss the drafted goals for 2027-2031. Based on the feedback provided, the goals have been modified and are suggested to be:

1. Continue to Provide High Quality Safety Services, with an Emphasis on Crime Deterrence and Enhanced Response Times
2. Chart a Pathway to Long Term Financial Stability
3. Revitalization of the Community through Economic Development, Beautification, and Code Enforcement



4. Make Progress on Deferred Maintenance and Reposition Existing Assets, including both Township Buildings and Roads
5. Expand Opportunities for Community Engagement for all Ages
6. Continue to Improve Operations and Operational Efficiency with a Focus on Efficient Ways to Deliver Service

This is the first step in our multi-year strategic plan. The next step will be to develop outcome targets to determine if we are achieving success on our goals. We will then identify initiatives (or tactics and programs) that will help move the needle as we work toward a better future for Colerain Township.

Motion to approve Resolution #94-26, Mr Wahlert, Seconded Ms Ulrich

No discussion

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

Resolution passed.

12. Consent Items

- a. Promotion - Full-Time Firefighter/EMT - Department of Fire and EMS – Jacob Gutzwiller - \$23.24 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:

- Jacob Gutzwiller

The wage for this job is \$23.24 per hour. Jacob Gutzwiller was eligible to begin work on July 5, 2026.

- b. Promotion - Full-Time Firefighter/EMT - Department of Fire and EMS – Evan Massie - \$23.24 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:

- Evan Massie

The wage for this job is \$23.24 per hour. Evan Massie was eligible to begin work on July 13, 2026.

- c. Reclassification of Employee - Part-time Firefighter/Paramedic - Department of Fire and EMS – Charles Graham - \$23.78

Reclassification of Employee - Part-time Firefighter/Paramedic - Department of Fire and EMS

– Charles Graham - \$23.78.

Contingent upon Board approval, he would be eligible to begin work on July 19, 2026.

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- d. New Hire - Part-time Firefighter/EMT - Department of Fire and EMS - Caleb Lang - \$18.29 hour

The position of Part-Time Firefighter/EMT was posted, applications were received, and interviews were conducted. A conditional offer of employment was extended to the following individual:

- Caleb Lang

The wage for this job is \$18.29 per hour for less than 30 hours per week. Contingent upon Board approval, they would be eligible to begin work on July 19, 2026.

- e. New Hire - School Safety Officer - Police Department - Barry L. Rogers - \$41.00 / 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:

Barry L. Rogers.

The wage for this job is \$41.00 per hour for 40 hours per week. Contingent upon Board approval, he would be eligible to begin work on July 15, 2026.

- f. Donation Acceptance — Department of Fire and EMS — Cincinnati Moose Lodge #2 — \$513.49 (Check)

Colerain Township Department of Fire and EMS is grateful for a \$513.49 donation from Cincinnati Moose Lodge #2.

- g. Donation Acceptance — Police Department — From Moose Lodge No. 2 - \$513.49

The Police Department is grateful for the donation from Moose Lodge No. 2.

- h. Donation Acceptance - Department of Fire and EMS - Phantom Fireworks - \$2,500.00

Colerain Township Department of Fire and EMS is grateful for a \$2,500.00 donation from Phantom Fireworks.

- i. Donation Acceptance - Senior & Community Center - AmVets Auxiliary Post 1988 - \$25

Colerain Township Senior & Community Center is grateful for a \$25.00 donation from AmVets Auxiliary Post 1988 in memory of long-time Senior & Community Center member Florence Back.

- j. Contract - Spring Grove Cemetery - Indigent Burial - \$795 - NOEXP

The attached contract with Spring Grove Cemetery provides for the burial of an indigent resident. The cost of the contract is \$795.

Motion to approve all consent items, Mr Wahlert, Seconded Ms Ulrich

All voted Yes. All consent items approved.

13. Fiscal Office Report

The June bank reconciliation has been completed with an adjusted bank balance of \$38,628,415.32 as of 6/30/26.

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14. **Executive Session**

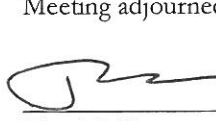
Not needed.

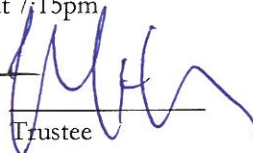
15. **Adjournment**

Motion to adjourn Mr Wahlert, Seconded Ms Ulrich

All voted Yes.

Meeting adjourned at 7:15pm


Fiscal Officer


Trustee


Trustee


Trustee

MICHELLE STARR

Village of Woodlawn Councilwoman

CEO, Be Brown Brave LLC

Advisor, Hamilton County Board of Economic and Community Support
Advisory Council

[Presentations: How to Understand and Act on Your Bills]



RENTERS

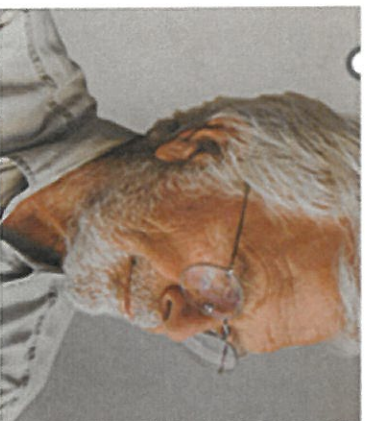
**SINGLE
PARENTS**

ELDERLY



Neighbor Charged

\$120 Vs \$60



COUNCIL MEMBER'S
80yo SISTER:
AGE - ENERGY
CATEGORY
ALONE
YEARS



CHURCH
MEMBER with a
\$1,000 Energy Bill
today

GARDENER
Charged 3 times
as much

Community	Population	Age 65 +	Approx. Elderly Residents	Poverty Rate	Approx. Residents in Poverty
Woodlawn	3,894	~13%	≈510	15.9%	≈620  Census Reporter +1
City of Cincinnati	~311,000	~15%	≈46,500	~22%	≈68,000  Census.gov
Hamilton County	838,418	18.1%	≈151,700	14.2%	≈119,000  Census.gov
Colerain Township	59,239	15.5%	≈9,200	10.4%	≈6,200  Wikipedia

Per US Energy Information Admin, 43,354 disconnections happened in 2024.

Copy - Village of Woodlawn Resolution

RECORD OF RESOLUTIONS

VILLAGE OF WOODLAWN, OHIO

RESOLUTION NO. 76-2026 June 30, 2026

Resolution No. 76-2026 Passed 20

A RESOLUTION URGING THE PUBLIC UTILITIES COMMISSION OF OHIO TO DENY DUKE ENERGY OHIO'S REQUEST TO INCREASE ELECTRIC DISTRIBUTION RATES.

WHEREAS,

Duke Energy, Ohio has requested that the Public Utilities Commission of Ohio approve an increase to electric distribution rates in Case No. 26-0132-EL-AIR; and

WHEREAS,

Council believes that such increases will impose a hardship on households and small businesses that are already struggling with high utility and other costs; and

WHEREAS,

Council desires to formalize its opposition to the requested increase and urge the Public Utilities Commission of Ohio to deny Duke Energy Ohio's request;

NOW THEREFORE, BE IT RESOLVED by the Council of the Village of Woodlawn, Hamilton County, Ohio, majority of all concurring:

SECTION I

That the Council of the Village of Woodlawn, Ohio hereby opposes Duke Energy Ohio's request for an increase in electric distribution rates in Case No. 26-0132-EL-AIR and urges the Public Utilities Commission of Ohio to deny the requested increase.

Shane Poole
MAYOR BRIAN POOLE

Adopted the 30th day of June, 2026.

ATTEST:

Donna Dittman-Dierke
CLERK OF COUNCIL

RECORD OF RESOLUTIONS

Resolution No. _____ Passed _____, 20____

CERTIFICATE

I, MONICA MCGOWAN DIANKO, Clerk of Council of the Village of Woodlawn, Ohio, hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Council of the Village of Woodlawn, Ohio, on the 30th of June, 2026.

Donna Dittman-Dierke
MONICA MCGOWAN DIANKO

APPROVED AS TO FORM:

Emily Supinger
EMILY SUPINGER
LAW DIRECTOR

Copy – Wayne Township Resolution



RECEIVED - TOWNSHIP MAY 10
2005 MAY 18 PM 11:10
PUCO

May 6, 2006

Ohio Public Utilities Commission
180 E. Broad Street
Columbus, Ohio 43215

To: Whom it May Concern,

As the elected Board of Township Trustees, we respectfully urge the Public Utilities Commission of Ohio to deny Duke Energy Ohio's request to increase electric distribution rates in Case No. 26-0192-EL-AIR.

Residents across our community continue to express concern about the rising cost of electricity. Increasing distribution rates at this time would place an additional burden on households that are already struggling with high utility bills. Wayne Township residents see these impacts directly, and we are concerned about the financial strain this proposal would impose on both residents and small businesses within our township.

We ask the Commission to consider the effect this increase would have on the people we serve and to deny or substantially reduce Duke Energy's requested distribution rate increase.

With regards,

Harold Omensick, Chairman

Isaac Ritter, Trustee

This is to certify that the images appearing are an accurate and complete reproduction of a case file document delivered in the regular course of business.
Secretary RA Date Processed 5-15-26

SAMPLE DRAFT OF A COLERAIN TOWNSHIP RESOLUTION

We, Colerain Township Trustees, request the Public Commission of Ohio to deny Duke Energy of Ohio's request to increase electric distribution rates in Case No. 26-0132-EL-AIR.

Sources cited:

- www.beautifulwoodlawn.us/government
- www.BeBrownBrave.com
- https://www.hamiltoncountyohio.gov/business_detail_T22_R16.php
- <https://rumble.com/vZ6rwoo-how-to-understand-and-act-on-utility-bills-with-michelle-starr.html>
- www.census.gov
- <https://www.eia.gov/>