

Minutes

August 11, 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)**

He mentioned the passing of former trustee Tom Hart and his lifetime of public service.

4.

5. **Moment of Positivity**

Approval of Minutes

Mr Baker recommended a motion for the approval of the minutes from the Board of Trustees meeting on 7-28-26.

6. Motion Ms Ulrich, Seconded Mr Wahlert

All voted Yes. Minutes approved.

Public Hearings

Public Hearing for Zoning Commission Case CZC-26-9, Text Amendment to the

- a. Zoning Resolution re: Dwelling - Single Unit in the Greenspace, Open Space & Recreation (GOR) Zoning District

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.

Resolution APPROVING/DENYING Zoning Commission Case CZC-26-9,

- b. Zoning Resolution Text Amendment to Allow "Dwelling: One Unit" as an Approved-by-Right Use in the GOR District

Motion to approve Resolution #101-26 Mr Wahlert, Seconded Ms Ulrich

No discussion.

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

Resolution passed.





- Public Hearing for Zoning Commission Case CZC-26-10, Text Amendment to the
- c. Zoning Resolution re: Administrative Approvals to Lawful Nonconforming Dwelling Units

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.

- Resolution APPROVING/DENYING Zoning Commission Case CZC-26-10,
- d. Zoning Resolution Text Amendment for Administrative Waiver re: Expansion of Nonconformities

Motion to approve Resolution #102-26 Mr Wahlert, Seconded Ms Ulrich
No discussion
Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Resolution passed.

7. **Presentations**

- a. Proclamation Celebrating Summer Reading and the Public Library
This proclamation is in celebration of summer reading and the positive impact it has on residents and families throughout Colerain.

Mr Wahlert read the proclamation into the record.

Motion to approve proclamation Mr Unger, Seconded Ms Ulrich
All voted Yes. Proclamation approved.

8. **Citizens Address**

Jonathan Bradner - He is honored to be running for state rep. His thoughts are with those residents that are dealing with the storm. He understands why folks are opposed to another school levy. Our state ranks 45th in state school funding.

Gerhard Schmidt - He wants to know where the shelter is in this location. He spoke about the recycling Day in Colerain Township. He spoke about Rumpke's rising costs. He spoke about the eclipse tomorrow.

Gail Smith - She spoke about the people around her not keeping up with their property. She said she is spending more money due to the people around her. She thinks property



owners should be responsible for their property.

9. **Administrative Reports**

Police Chief Cordie - For the month of July, we responded to 4101 calls for service. This puts us at 27,843 calls for the year. We averaged 132 per day. That's a 5% increase from last year. We made 427 traffic stops, wrote 456 citations. We made 102 arrests and 10 OVI arrests. We continue to hire and are now at 67 employees.

Admin Mays - We had 38 shelter reservations for the month. We had 1647 vehicles that entered our 3 largest parks. We spread 62 tons of hot asphalt.

David Peters - In July we had 0 BZA cases, 2 zoning commission cases. We had 64 total permits with estimated costs of \$2,417,594.00.

10. **Trustees' Report**

Ms Ulrich - She said last week's national night out was very well attended. She commended all the volunteers. She mentioned Debbie Potzner for her work. She spoke about events. She read a letter in support, and thanks from a resident for - Flock cameras assistance in finding a missing adult.

Mr Wahlert - He spoke about school being back in session and asking for the communities safety. He spoke about the storms we received today. He said the police did a great job for the national night out. He also spoke about the success of the donation bin registration program here in Colerain.

Mr Unger - He spoke about the power outage issue in the township. He spoke about the COVID shutdown and recent congressional hearings re: Anthony Fauci. He said watch.

11. **New Business**

Public Safety

a. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #103-26.

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

2823 Brampton Dr.

10670 Colerain Ave.

2968 Compton Rd.

3139 Deshler Dr.

3142 Deshler Dr.

7201 Forfeit Run Rd.

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2412 Garrison Dr.
3616 Hanley Rd.
7163 Hunters Ridge Ln.
9834 Loralinda Dr.
3324 March Terr.
3492 Orillia Dr.
8071 Peacock Dr.
10509 Pippin Rd.
3225 Rinda Ln.
3517 Ripplegrove Dr.
3397 Rocker Dr.
2400 Roosevelt Ave.
2465 Roosevelt Ave.
9730 Sacramento St.
3658 Sandralin Dr.
2856 Sheldon Ave.
11919 Waldon Dr.
3980 Woodtrush Dr.
9757 Yuba Ct.

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 Issue Noise Resolution Permit to Zenith Strum and Tonya Daniels

Chief Cordie recommended ADOPTION of the Motion.

Rationale: This is the first request for a permit for 2026 for the applicants. This request for a permit is on September 19, 2026, from noon to 8pm. This noise permit is for Skyline Acres Park for a community picnic and gathering.

Motion Mr Wahlert, Seconded Ms Ulrich

No discussion.

All voted Yes. Motion approved.

Public Services

Development

Administration

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- a. Motion Authorizing Township Administrator to Execute an Agreement with Mercury Soccer for Lease of Groesbeck Park

Mr Weckbach recommended ADOPTION of the Motion.

Rationale: The Township released an RFP seeking proposals for lease/activation of Groesbeck Park by a youth sports organization. In response to this RFP, the Township received two proposals, as summarized below:

- Mercury Soccer
 - o Use: Youth Soccer
 - o Term: 15 Years
 - o Lease Payment: \$30,000 per year
 - o Investments: \$3.25 million for turf fields
 - o Other revenue: Undefined
- 513 Force
 - o Use: Youth Baseball
 - o Term: 3 years with two optional 3 year renewals
 - o Lease Payment: \$1,950 per year
 - o Investments: Upgrades to existing fields, signage, dugouts
 - o Other revenue: 10% of gate fees for tournaments and games

In both proposals, the potential leasing organizations have indicated that they will be responsible for full maintenance of the park property. Given the financial considerations and investment partnership proposed by Mercury Soccer, staff is recommending that the Administrator be authorized to develop and execute a final contract for lease of the space with terms consistent to that found in the RFP response. This partnership represents a tremendous opportunity to activate Groesbeck Park and bring new economic development to the Groesbeck neighborhood.

Motion Mr Wahlert, Seconded Ms Ulrich

Discussion:

Mr Wahlert - This is an opportunity to activate the space back there.

Ms Ulrich - This is going to activate businesses down there. We're very much looking forward to it.

Mr Unger - I think this is marvelous. It will allow for some development there. Especially with someone else is paying for it.

All voted Yes. Motion approved.

12. **Old Business**

13. **Consent Items**

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a. Pay Adjustment - Department of Fire and EMS Recruits - \$17.31 per hour.
Fire recruits are set to receive a \$0.36 increase (2%). The current pay rate for recruits is \$16.95 per hour. This will be retroactive to August 3, 2026.

b. Contract - AEP Energy - Natural Gas Aggregation - \$0.5378 per ccf - One Year Term

The trustees previously authorized the Township Administrator to execute an agreement for Community Gas Aggregation at a rate at or below Duke Energy's price to compare. The Township's broker has successfully negotiated a rate of \$0.5378 per ccf of gas usage. This is a 17% decrease from the existing rate. The rate is good for one year.

c. Junk Motor Vehicle - 9003 Coogan Dr. - 2005 Gray Ford Explorer
At this address: (OH) GIJ2817, 2005, Gray, Ford, Explorer Resolution #104-26

d. Junk Motor Vehicle - 9802 Mel Carl Dr. - 2011 Brown Chevrolet Malibu
At this address: 2011 Brown Chevrolet Malibu. Resolution #105-26.

e. Junk Motor Vehicle - 11284 Pippin Rd. - 2008 Maroon Kia Rondo
At this address: 2008 Maroon Kia Rondo. Resolution #106-26.

Motion to approve all consent items Mr Wahlert, Seconded Ms Ulrich
No discussion.
All voted Yes. All consent items approved.

14. Fiscal Office Report

The bank reconciliation for the month of July has been completed with an adjusted bank balance as of 7-31-26 of \$43,315,072.63.

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 employment of public employees.

Motion Mr Unger, Seconded Ms Ulrich
No discussion

Vote - Ms Ulrich - Yes, Mr Unger - Yes, Mr Wahlert - Yes
Executive session convened at 7:01pm

Mr Unger called the meeting back to order at 7:29pm
All trustees and the fiscal officer were present.

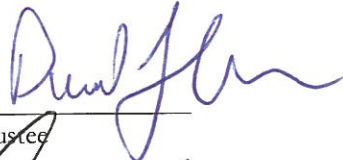
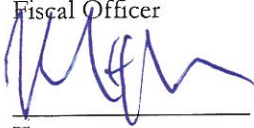
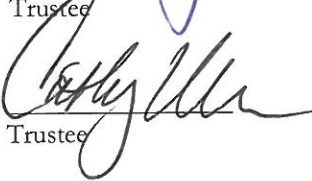
Mr Weckbach had nothing to report from executive session.

16. Adjournment

Motion to adjourn Ms Ulrich, Seconded Mr Unger
All voted Yes. Meeting adjourned at 7:29pm.

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Fiscal Officer	Trustee
	
Trustee	Trustee

Development Dashboards

	2026 TOTALS	26-Jul	26-Jun	26-May	26-Apr
BZA Cases	15	0	3	3	3
Zoning Commission Cases	15	2	1	0	3
Subdivision/Open Space	0	0	0	0	0
Permits					
New Single Family	37	2	1	6	8
Other	248	53	43	39	53
Solar	4	2	2	1	1
Commercial	74	7	19	14	23
Total	393	64	69	63	91
Total Estimated Cost	\$ 20,899,736.33	\$ 2,417,594.00	\$ 1,885,544.81	\$ 2,435,836.62	\$ 7,755,222.66

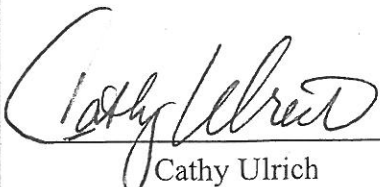
PROCLAMATION
CELEBRATING SUMMER READING
IN COLERAIN TOWNSHIP, OHIO

COLERAIN

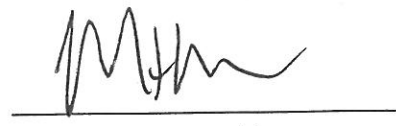
TOWNSHIP - OHIO

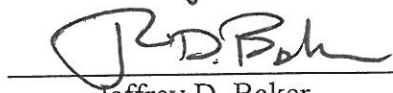
- Whereas** The ability to read is the foundation of learning, helping to empower individuals of all ages to explore new worlds, expand their imaginations, and achieve lifelong success; and
- Whereas** Summer reading programs foster a love of reading by providing access to engaging books, preventing the "summer slide" in academic skills, and encouraging students to keep their minds active during the summer months; and
- Whereas** Local libraries serve as essential community hubs, offering inclusive environments, educational programming, and free, accessible resources that bring families and neighbors together; and
- Whereas** The Hamilton County Public Library and Colerain Township are committed to nurturing the minds of our youth and building a strong, vibrant, and highly literate community.

Be it resolved that the Colerain Township Board of Trustees hereby celebrates Ned Heeger-Brehm, the Groesbeck Branch of the Public Library, the Hamilton County Public Library System, and all of Colerain Township residents for another successful summer reading program in Colerain Township.


Cathy Ulrich
Trustee


Daniel Unger
Trustee


Matt Wahlert
Trustee


Jeffrey D. Baker
Fiscal Officer

Date: August 11, 2026