COLERAIN
TOWNSHIP ~ OHIO

Minutes

August 25, 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. **Approval of Minutes**
Mr Baker recommended a motion for the approval of the minutes from the board of trustees meeting on 8-11-26.
Motion Ms Ulrich, Seconded Mr Unger
All voted Yes. Minutes approved.

5. **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:
1. Jacob Gutzwiller
2. Evan Massie

b. Presentation by Chief Cordie Introducing New K9 Chuck and Handler Officer Pat Hoard

Chief Cordie introduced K9 Handler Officer Hoard, his new partner Chuck and talked about the pilot program to take place in NWLSD this year.

6. **Citizens Address**
Gerhard Schmidt - He spoke about the Colerain Township zoning. He asked if people are notified about items on the agenda.

Dwan Moore - She complimented the retiring Fire Chief Alan Walls. She spoke about a situation at her school regarding construction. She mentioned cars having to be moved. She said it escalated to threats of being towed. She said the way you talk to people is important.

COLERAIN
TOWNSHIP ~ OHIO

Timothy Moore - He said they have had issues lately with the police Department. His concern is that there aren't any no parking signs on the street. He mentioned they are not trying to be difficult.

Alex Miller - He spoke about flock cameras.

7. **Administrative Reports**

Mr Miller - He said zoning items are mailed to affected residents. Public posts are also made.

8. **Trustees' Report**

Mr Wahlert - He said he has heard 10 people that support Flock Cameras to every 1 person who opposes them. He said our policies are online and shows the checks and balances system. He said Flock helped find a kidnapped nurse recently. He said this isn't something he's concerned about.

Ms Ulrich - She is in agreement with the use of Flock Cameras. She said the success stories are amazing. She mentioned the fact the a public discussion was had on Flock. She said "we're doing good with it". She mentioned the concert in the park with Jump and Jive.

Mr Unger - He said his issue with Flock is that it's a third party. He said on Flock's website they have changed their retention policy recommendation is 7 days and not 30 days. He said he walked the Orangewood neighborhood over the weekend to help with some issues there. He mentioned Germania's Oktoberfest this weekend.

9. **New Business**

Public Safety

a. Resolution Declaring Nuisance and Ordering Abatement

Chief Cordie recommended ADOPTION of Resolution #107-26.
Rationale: This resolution allows for the removal of uncontrolled vegetation and/or refuse at the following properties
12186 Birchhill Dr
9610 Cedarhurst Dr
3443 Coleen Dr
9501 Colerain Ave
11092 Colerain Ave
9003 Coogan Dr
2966 Cranbrook Dr
3142 Deshler Dr
2868 Glenaire Dr

COLERAIN
TOWNSHIP ~ OHIO

2812 Greenbrook Ln
11408 Gravenhurst Dr
2483 Grosvenor Dr
2521 Grosvenor Dr
2786 Hazelton Ct
6770 Hillary Dr
2754 Jonrose Ave
2796 Jonrose Ave
2832 Jonrose Ave
9635 Loralinda Dr
8531 Neptune Dr
2557 Niagara St
2538 Ontario St
9997 Pippin Rd
3436 Redskin Dr
2690 Topeka St
2324 Washington Ave
2350 Washington Ave
2514 Wenning Rd
2101 West Galbraith Rd
2929 Willowridge 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.

Public Services

a. Motion to Authorize the Township Administrator to enter into an agreement with West Erie Realty Solutions, Ltd. for right of way acquisition consultation services in the amount of $178,748.00

Mr Selmon recommended ADOPTION of the Motion.
Rationale: It is necessary for the Township Administrator to execute a Right of Way consultant agreement with West Erie Realty Solutions, Ltd. for the Compton Road Sidewalk project PID#122989. The scope of this project, in partnership with the Ohio Department of Transportation and Hamilton County, involves temporary right of way acquisition to complete the installment of sidewalks along Compton Road from the

COLERAIN
TOWNSHIP ~ OHIO

corner of Colerain Avenue to Pippin Road. This agreement will not exceed $178,748 and has been identified in the 2026 Capital Improvement Plan.

Motion Mr Unger, Seconded Mr Wahlert
No discussion:
All voted Yes. Motion approved.

Development

a. Motion to set a Public Hearing for Tuesday, September 8, 2026 at 6:00pm for Zoning Commission Case CZC-26-11, Text Amendment to the Colerain Township Zoning Resolution Section 4.8.5(F) to modify the regulations for changeable copy board signs

Mr Miller recommended ADOPTION of the Motion.
Rationale: The Colerain Township Zoning Commission held a public hearing on CZC-26-11 and recommended approval to the Board of Trustees. A public hearing is required prior to Board consideration.

Motion Mr Unger, Seconded Ms Ulrich
No discussion.
All voted Yes. Motion approved.

b. Motion to set a Public Hearing for Tuesday, September 8, 2026 at 6:00pm for Zoning Commission Case CZC-26-12, a Zoning Map Amendment to 11650 Hamilton Avenue from PD (Planned District) to CBM (Corridor Mixed)

Mr Miller recommended ADOPTION of the Motion.
Rationale: The Colerain Township Zoning Commission held a public hearing on CZC-26-12 and recommended approval to the Board of Trustees. A public hearing is required prior to Board consideration.

Motion Mr Unger, Seconded Mr Wahlert
No discussion
All voted Yes. Motion approved.

c. Motion to set a Public Hearing for Tuesday, September 8, 2026 at 6:00pm for Zoning Commission Case CZC-26-13, Zoning Map Amendment to rezone all NBM-zoned parcels fronting Hamilton Avenue between Crest Road and John Gray Road from NBM Neighborhood Mixed District to CBM Corridor Mixed, together with a limited number of nearby SUR-zoned parcels from SUR Single Unit Residential District to CBM Corridor Mixed

Mr Miller recommended ADOPTION of the Motion.
Rationale: The Colerain Township Zoning Commission held a public hearing on CZC-26-13 and recommended approval to the Board of Trustees. A public hearing is required prior to Board consideration.

COLERAIN
TOWNSHIP ~ OHIO

Motion Mr Unger, Seconded Mr Wahlert
Discussion:
Mr Unger - Are all those parcels on Hamilton Ave?
Mr Miller - They are adjacent, Some are zoned SUR.
Ms Ulrich - There are a few houses left there.
All voted Yes. Motion approved.

d. Motion to set a Public Hearing for Tuesday, September 8, 2026 at 6:00pm for Zoning Commission Case CZC-26-14, Zoning Map Amendment to rezone all LIT-zoned parcels fronting or adjacent to Harrison Road / Avenue from LIT Light Intensity Industrial to CBM Corridor Mixed

Mr Miller recommended ADOPTION of the Motion.
Rationale: The Colerain Township Zoning Commission held a public hearing on CZC-26-14 and recommended approval to the Board of Trustees. A public hearing is required prior to Board consideration.

Motion Mr Unger, Seconded Ms Ulrich
No discussion
All voted Yes. Motion approved.

e. Discussion - Data Centers Zoning - Requested by Trustee Wahlert

Trustee Wahlert requested that staff provide an overview of zoning requirements related to data centers in Colerain. In short, data centers are not a permitted use in the existing zoning code and would not be permitted in Colerain Township absent changes in the code.
Colerain Township does not currently permit data centers as a principal use in any zoning district. "Data center" is neither defined in the Zoning Resolution nor included in the Comprehensive Use Permissions Table. The Zoning Resolution is permissive, in that it identifies the uses allowed by right, conditionally, or in another specified capacity. The absence of a use from the table does not leave it unregulated or imply that it is permitted. Consequently, no property currently carries a zoning entitlement for a data center.

Discussion:
Mr Weckbach - Currently, Data Centers are not listed on our use table, which means they would not be permitted.
Mr Wahlert - This was updated the last time we updated the zoning resolutions?
Mr Weckbach - Yes. I don't believe Data Centers have ever been allowable.
Mr Unger - Is the resistance that they use so much energy?
Mr Weckbach - I think it's that energy usage is a large part of it. As well as water usage.

Administration

a. Motion to Set Public Hearing for Bevis Lighting District Phase 2B on September

8, 2026 at 6PM

Mr Wechbach recommended ADOPTION of the Motion.
Rationale: The petition was filed with the Township on August 13, 2026, and the Board of Trustees was duly notified of such filing and a copy of the petition was sent to the Trustees on August 18, 2026. The hearing has been set for September 8, 2026, as the hearing must occur within 30 days of Trustee notification. At this hearing, property owners in the proposed lighting district will be provided an opportunity to speak. The Board will then be permitted to take action on the proposed district at the September 8, 2026 meeting.

Motion Mr Wahlert, Seconded Ms Ulrich
No discussion
All voted Yes. Motion approved.

b. Motion to Authorize Township Administrator to Execute Contract with Right Stuff for Time and Attendance Software for a Period of Up to Three Years

Mr McElravy recommended ADOPTION of the Motion.
Rationale: The attached agreement is for time and attendance. Right Stuff should be able to integrate with any of the ERP service providers that have responded to the RFP for financial software.

Motion Mr Wahlert, Seconded Ms Ulrich
No discussion
All voted Yes. Motion approved.

10. Old Business

11. Consent Items

a. Contract - Virtual Enterprise System Administrator - $948 - EXP Aug 2027

This service agreement will provide additional support for the Township's OnBase application. ProSource will credit $500 for prior work, making the actual cost of this agreement $448.

b. Contract - American Structure Point - Salt Dome Repairs - $5,500

The attached agreement will allow for repairs to be made at the salt dome. There are issues with the conveyor belt and roof that needs to be addressed. The cost of this agreement is $5,500.

c. Contract - Rack and Ballauer - Parking Lot Project Change Order - $8,500

Duke Energy required a change in the project to prevent heavy equipment from traversing beneath their power lines behind 4160 Springdale Road. This will result in a change in operational approach and require more time on this portion of the project. This is an $8,500 change order. Even with this included, Rack and Ballauer would still

have been the lowest bidder on the project.

d. Promotion - Full-Time Firefighter/Paramedic - Department of Fire and EMS - Blake Borgman and Naymon Blakey - $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 individuals:
1. Blake Borgman
2. Naymon Blakey
The wage for this job is $24.38 per hour. Upon Board approval, Blake and Naymon would be eligible to begin work on September 13, 2026.

e. Junk Motor Vehicle - 2538 Ontario St. - 2002 Brown Ford F350

Recommend approval of Resolution #108-26.
Rationale: Junk Motor Vehicle at 2538 Ontario St. - 2002 Brown Ford F350.

f. Junk Motor Vehicles - 2612 Barthas Pl - Multiple vehicles

Recommend approval of Resolution #109-26.
Rationale: Junk Motor Vehicles - 2612 Barthas Pl. - (OH) KIT5268, 2018, Grey, Hyundai, Sonata (OH) JSK6852, 2015, White, Nissan, 350Z.

g. Junk Motor Vehicles - 2720 W. Galbraith Rd. - Multiple Vehicles

Recommended approval of Resolution #110-26.
Rationale: Junk Motor Vehicles at 2720 W. Galbraith Rd.: (OH) JUD7352, 1998, Maroon, Lincoln, Mark III (OH) HMT5096, 2010, Black, Volkswagen, Passat.

h. Junk Motor Vehicle - 2745 W. Galbraith Rd. - 2011 White Volvo VNL

Recommended approval of Resolution #111-26.
Rationale: Junk vehicles - 2745 Galbraith Rd: (OH) S054502, 2011, White, Volvo, VNL

i. Junk Motor Vehicles - 3443 Coleen Dr. - 1996 Maroon Oldsmobile Bravada

Recommended approval of Resolution #112-26.
Rationale: Junk Motor Vehicle - 3443 Coleen Dr. - 1996 Maroon Oldsmobile Bravada.

j. Donation Acceptance - Fire & EMS - Mr. and Mrs. Push - $100

Accept $100 donation from Mr. and Mrs. Push for service appreciation.

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

12. **Fiscal Office Report**

No report.

COLERAIN
TOWNSHIP ~ OHIO

13. **Executive Session**

Mr Weckbach recommended the board of trustees convene into executive session in accordance with ORC section 121.22 (G)(2) to consider the sale of township property.

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

Executive session convened at 7:15pm

Mr Unger called the meeting back to order at 8:04pm.
All trustees and the fiscal officer were present.

Mr Weckbach had nothing to report from executive session.

14. **Adjournment**

Motion to adjourn Mr Wahlert, Seconded Ms Ulrich
All voted Yes.
Meeting adjourned at 8:05pm

Fiscal Officer

Trustee

Trustee

Trustee