

Hamilton Township Trustee Meeting

November 2, 2022

Trustee Board Chairman, Joe Rozzi, called the meeting to order at 6:00 p.m. Mr. Rozzi, Mr. Cordrey and Mr. Sousa were present.

The *Pledge of Allegiance* was recited by all.

Roll call as follows:	Joe Rozzi	Yes
	Darryl Cordrey	Yes
	Mark Sousa	Yes

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve the clerk's journal and accept the tapes as the Official Meeting Minutes of the October 19, 2022, Trustee Meeting.

Roll call as follows:	Mark Sousa	Yes
	Joe Rozzi	Yes
	Darryl Cordrey	Yes

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve the bills as presented before the Board.

Roll call as follows:	Darryl Cordrey	Yes
	Joe Rozzi	Yes
	Mark Sousa	Yes

Public Comments

Mr. Rozzi opened the floor to public comments at 6:01 pm.

Mr. Mike Jankowski came forward to request a density study to be done for the amount of homes that are newly being established to see how it will affect the school systems in the area. He said they are currently at about 300 homes in the Villages of Classicway and they are scheduled to get up to about 500 homes.

Mr. Sousa said that he can address it to a degree. He said in another capacity he volunteers on an advisory council for the school district and has been doing it for 7 or 8 years. He was involved in the planning process and vetting a vendor for the construction phase that opened up recently. Referring to Classicway and those plans they were probably approved about 10 or 20 years ago. He mentioned that the school probably has space for about another 800 to 1,000 students. He mentioned that Hamilton Township has been the rapidly growing part of Little Miami School District for an extended period of time, but we have very few phases and lots available today. He stated that his belief, not part of the district or the board is that it will start to slow due to the lack of lots available today opposed to 5 or 10 years ago. He also stated the board has not approved new subdivisions. Mr. Sousa also mentioned there are seats in the school, but the school district is limited on how many kids can be in a classroom for lower levels up to 8th grade which is roughly 25 students. Once they get into high school that number can push out a bit.

Mr. Jankowski said his second concern is a traffic study for a possible light at State Route 22 and Classicway.

Mr. Rozzi stated he is not aware of any study that has been done but that would be the engineer's office.

Mr. Weber said ultimately the traffic study had been done when the development first came in by the developer. He stated a traffic signal was not warranted then, but if there is any interest in that it would be ODOT route.

Mr. Sousa mentioned for background Mr. Weber while our Fiscal Officer also serves as the assistant county engineer.

Mr. Weber stated that if you reach out to ODOT they will take a look at it however, he doubts it will warrant a light because of the traffic study is for a full 8 hours. He believes during the AM and PM peaks it may but not for the full 8 hour study.

Mr. Rozzi closed the floor to public comments at 6:13 pm.

Public Hearing

Mr. Conover stated that there are two zoning related hearings on the agenda. The first is for property rezoning at 5756 S. State Route 48 Maineville, OH 45039 and the second is Combined PUD stage 2 Preliminary Plan and PUD Stage 3 Final Site Plan for Tribute Hamilton Township.

Staff Report was given by Ms. Gehring for Property Rezoning at 6426 S. State Route 48.

Owner: Ms. Claudia Brausch. 5756 S. State Route 48 Maineville, OH 45039

Applicant: Shoppes at St. Rt. 48 DBA: Shoppes at Hamilton Township 1941 Alda Ct. Dayton, OH 45459.

Spokespersons: Tim Grieve and/or Sam Echuri

Location: 5756 S. State Route 48 Maineville, OH 45039

Zoning: R-1 Single Family Residence Zone

Request: The applicant has requested a zone change from R-1 Single Family Residence to B-2 General Buisness. The zone change is intended to allow for a retail shopping center.

Current Zoning is as follows:

North: R-1 Single Family Residence Zone

South: B-2 General Business

East: R-1 Single Family Residence Zone

West: B-1 Neighborhood Business

Ms. Gehring stated that our future land use plan does designated this as a commercial corridor, which does fall in line with our land use plan as well as comprehensive plan. Warren County Regional Planning Commission heard this amendment at their September 22nd executive committee meeting with the vote of 13 yes, 0 no and 1 abstention the recommended approval of the zoning map amendment from R-1 Single Family Residence Zone to B-2 General Business. The Hamilton Township Zoning Commission heard this amendment at their October 17th meeting where there unanimously voted to recommend approval of the zoning amendment. She mentioned that staff is not aware of any additional comments from partnering organizations at this time.

Staff recommended approval of the property rezoning subject to the following conditions:

- 1.) Compliance with the Warren County Regional Planning Commission conditions
- 2.) Compliance with all Warren County Partner organization conditions
- 3.) Compliance with ODOT conditions
- 4.) Compliance with any Ohio EPA conditions

Mr. Sousa mentioned that we do not have anything proposed for this site at this time, it is just to rezone.

Ms. Gehring said correct, we do not have any formal plans for this site at this time.

Mr. Rozzi asked if there is anyone one on behalf of the applicant that would like to speak.

Mr. Sam Echuri came forward and was sworn in by Mr. Conover.

Mr. Echuri thanked the Board and mentioned that this is a plan to bring shops to Hamilton Township. He asked if the Board had any questions.

Mr. Rozzi said they don't have any questions at this time.

Mr. Rozzi invited anyone in opposition of the zoning change to come forward.

No one opposed came forward to speak.

Mr. Rozzi closed the public hearing.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve the zoning change for the Property at 5756 S. State Route 48 Maineville, OH 45039 from Residential-1 Single Family to B-2 General Business.

Roll call as follows:	Darryl Cordrey	Yes
	Mark Sousa	Yes
	Joe Rozzi	Yes

Tribute Hamilton Township Combined PUD Stage 2 Preliminary Plan and PUD Stage 3 Final Site Plan.

Swearing in of Staff and Township residents occurred.

Owner: Wal-Mart Stores East LP

Applicant: Lee and Associates Commercial Real Estate Services

Spokesperson: George Flynn, Michael Copfer, Rick Evans, Jim Obert

Location: 3364 State Route 22 & 3, Morrow, OH 45152

Size: 26.9524 acres

Zoning: B-2 General Business PUD

Request: Approval of a combined PUD Stage 2 and Stage 3 Final Site plan review for a mix of residential and commercial uses.

Project Summary: The Hamilton Township Board of Trustees unanimously voted to approve the Stage 1 PUD Sketch Plan for this development on July 6, 2022.

Project Description: Hamilton Township Pointe is a mixed-use development that will include both commercial uses and residential multi-family. The commercial uses will be on four commercial lots located in the area of high visibility between SR 48 and Towne Center Blvd.

Current Zoning is as follows:

North: B-2 General Business
M-1 Light Industry

South: B-1 Neighborhood Business
B-2 General Business
R-3 Multi-Family Residence

East: B-2 General Business
R-1 Single Family Residence

West: M-1 Light Industry

Ms. Gehring mentioned that the future land use plan does show this as a mixed use location. Per zoning code we do not have an exact definition for mixed use, which is why we are doing a PUD. She stated that there are 5 buildings with in the development for apartments, a clubhouse a combination of walkways, pocket parks and several different open spaces.

Ms. Gehring went over the exterior of the building renderings. It will consist of brick veneer, lap siding with standing seam metal roofing over access points not covered by balconies. Patios will

have black aluminum guardrails. Roof pitches will be board and batten. Architectural shingles will line the roof tops of each building. She then explained the signage that is proposed. She mention Chapter 7 of our zoning code outlines our rules on parking, loading and circulation. Table 7-1 sets the required number of parking spaces for multi-family dwellings at 2 spaces per dwelling. The applicant is actually proposing 649 total spaces which does exceed our minimum requirement. Chapter 7.7 states the following in relation to mobility in sidewalks that any new building constructed is required to have sidewalks along the frontage of each road in the entire development. She stated the applicant is proposing an 8 foot wide public walk will be installed along the frontage on Towne Center Blvd. as well as "Road A". The sidewalk will be extended along the frontage of each commercial outlot at the time they are developed. She then went over the landscaping plan and stated after review the do exceed our requirements. She went over a detailed lighting plan and it does exceed Hamilton Township's requirements, they will be installing LED lights throughout the site.

Ms. Gehring said we do have several Partner Organization comments;

Warren County Regional Planning Commission heard this revision at their September 22nd, 2022 Executive Committee meeting. With a vote of 13 yes, 0 no, and 1 abstention, they recommended approval subject to the following conditions. These conditions are available on the staff report on our website.

Warren County Engineer's Office comments are also available in the staff report on our website.

Ms. Gehring stated that staff is not aware of any additional comments from partner organizations at this time and is therefore recommending Approval subject to the following conditions:

- 1.) Plans submitted and approved by the Hamilton Township of Trustees shall be considered Conditions of Approval, except as otherwise noted herein.
- 2.) The plans shall conform to the Warren County Subdivision Regulations, the Hamilton Township Zoning Code, the Warren County Thoroughfare Plan, and the PUD stage 1 conditions of approval (Resolution# 22-0907B), except as otherwise noted on these conditions or illustrated on the approved Stage 3 Final Site Plan.
- 3.) The applicant shall receive approval for the extension of the sewer system from the Warren County Board of Commissioners and comply with the water and sewer system improvement and capacity requirements of the Warren County Water and Sewer Department. Approval for said utilities shall be attained before zoning certificates for the buildings for the project are issued and before any construction can begin.
- 4.) The applicant shall coordinate with the Warren County Health District regarding plumbing permits prior to construction of the multi-family dwellings and the swimming pool should be reviewed by the Ohio Department of Health.
- 5.) The applicant shall obtain access permits based on the submitted Traffic Impact Study (TIS) that is reviewed and approved by the Warren County Engineer's Office and ODOT as applicable before construction begins. Interior traffic circulation shall be approved by the Hamilton Township Fire Department. Internal two-way roadways shall be a minimum of 26 feet in width, single lane drives shall be a minimum of 15' in width, and parking drive aisles shall be 24' in width to allow for proper apparatus accessibility. The geo-tile (emergency only) access point proposed between buildings 2 and 5 shall be marked with reflective identifiers to allow emergency crews to be aware of the access point.
- 6.) The approved site plan illustrates and/or notes the following information:
 - a. Residential buildings' setbacks
 - b. Stormwater management basins identified as either retention or detention ponds shall be approved by partner agencies before zoning certificates for the buildings for the project are issued and before any construction can begin.
 - c. Sidewalks along both sides of Towne Center Boulevard are required (to be built to county, local or private road standards) in compliance with the Warren County Subdivision Regulations for residential development.

- d. The dimensions of the proposed internal roadways are as illustrated on the plans.
 - e. The exact number of the residential units and parking spaces are as indicated on the submitted plan.
- 7.) The applicant shall:
- a. Receive approval of an updated stormwater management plan by the Warren County Engineer's Office before zoning certificates for the buildings for the project are issued and before any construction can begin.
 - b. Receive approval of an erosion and sediment control plan by the Warren County Soil and Water Conservation District in compliance with the Warren County Erosion and Sediment Control Regulations.
 - c. Provide an internal access easement (not from St. Rt. 48) to the stormwater management basin that is located on open space lot (3).
- 8.) A. The minimum vehicle parking space size requirement of the Hamilton Township Zoning Code is modified to permit 9' x 18' (162 square feet) parking spaces.
 B. Cross-access easements between commercial lots are required in compliance with the access points included in the TIS as approved by the Warren County Engineer.
 C. The minimum dwelling unit size of any apartment unit shall be 650 square feet.
 D. The maximum building height shall be 56'. Building design and materials shall be as filed by the applicant. Building materials will consist of brick veneer and lap siding with standing seam metal roofs over access point and some balconies. Patios will have black aluminum guardrails. Gabled roofs over the balconies will be board and batten. All roofs shall be constructed with architectural shingles over than the standing seam roofs.
 E. The buffer / conservation areas along the southern boundary and south of the detention area adjacent to residential uses shall remain natural except as construction may require for the installation of the stormwater management system infrastructure and maintenance.
 F. The residential portion of the project is anticipated to progress building to building for a duration of 2-3 years. The commercial sites will be developed as users are identified and plans are approved by Hamilton Township and partner agencies.
 G. The Board of Trustees has made a finding fact that multi- family residential use is permitted in the PUD with this approval.
- 9.) The applicant complies with the driveway spacing requirements as approved by the Warren County Engineer's Office.
- 10.) Landscape plans for the commercial lots shall be submitted for approval as a part of subsequent approvals as required by the Hamilton Township Zoning Code.
- 11.) Road A shall comply with the roadway cross-section and width for collector roads as submitted on the plans which constitutes this application and approval.
- 12.) Sidewalks, pool, clubhouse and community amenities shall be substantially constructed and available for use prior to 50% of the residential units receiving and Occupancy Permit.
- 13.) Open space is established at a minimum of 25% of the residential area and a minimum of 18% of commercial areas.
- 14.) Signage for the multi-family portion of the development as submitted with the Stage 3 plans is approved.

Mr. Cordrey asked if Ms. Ghering could go over concerns with water run off?

Ms. Gehring said the applicant will work with the Warren County Engineer's Office to make sure all requirements are met before we will approve any zoning certificates on our end.

Mr. Cordrey asked Mr. Weber if we have addressed the concern with Sunrise Landing?

Mr. Weber said it is something that the Engineer's Office has been in discussion with the developer. They are aware of it and are working towards it.

Mr. Rozzi invited the applicant to come up and speak.

Mr. George Flynn came forward to speak. He said tonight is a culmination of over a year of planning, design and discussions. He mentioned departments he has worked with in regards to the project and stated they have made changes per their direction. He said this is the plan that was approved in Stage 1 with the modifications per the Hamilton Township Fire Department. He said they have addressed or will address every issue related to stormwater run-off. He said they have reviewed the proposed conditions and they accept the proposed conditions.

Mr. Cordrey stated he wants to ensure this is supposed to be a luxury apartment complex, he would like to know what features make this a luxury complex and how will this stand out to show it is different that a normal apartment complex?

Mr. Michael Copfer came forward to answer Mr. Cordrey's question. He said he would like to start with quality. He said they don't only meet the overall open space requirements, but there is also an active part of the open space that we meet as well. He said you don't find a clubhouse this big in most communities. Inside the clubhouse there is a big club room, a second clubroom that has a kitchenette, where there will be wine tasting and dinner demonstrations. There is also a 24/7 fitness center, a paw spa for residents to groom their pets, a package delivery center. There will also be an outdoor plaza that will have fire pits, an outdoor kitchen with a pizza oven, a grilling area, with an outdoor ping pong table. The pool is a saltwater pool that will have a tanning shelf. He then mentions that the buildings are meant for long-term owners so they are using solid products and quality finishes. Every building will have an elevator that goes to all four floors, extra wide hallways as well as extra wide doorways going into the home. There will also be granite and corian countertops, under counter LED lighting, fast charge plugs, stainless steel appliances it will be top shelf.

Mr. Cordrey asked Mr. Copfer to speak to the exterior piece. He asked him to compare it to Alexander Pointe and how it will be different?

Mr. Copfer said he believes there exteriors are vinyl exteriors and they are looking at using a hardy plank or fiberglass. They will only be using ridged materials on the outside opposed to flexible materials. They will also be using high end architectural shingles and high end railings.

Mr. Cordrey asked if there is a similar complex that is close in the area.

Mr. Copfer mentioned that this is the first four story elevator complex that is being built.

Mr. Sousa mentioned the closest other property that they manage to hear would be Palmera in Deerfield Township.

Mr. Copfer said Palmera is a great example. It won community of the year in 2012, this was throughout the entire country. He said this one will be four stories opposed to three, but the clubhouse is very similar.

Mr. Rozzi asked if all the access to the apartments are from the interior.

Mr. Copfer said correct each building will have multiple access points into the building from both sides that will be key carded to get in. There will also be a call box for residents to buzz in visitors.

Mr. Rozzi asked about property maintenance moving forward. Once it is finished who will maintain the landscape and maintain the property?

Mr. Copfer said what they will have a leasing and management office inside the clubhouse. He said everyday they will have management people one site reviewing the property and taking care of it. He mentioned there will also be a maintenance building located near the trash and recycling center. He said building them is one thing but what separates them is their long term management.

Mr. Cordrey asked Mr. Copfer to share the price points for each apartment.

Mr. Copfer said they are estimating a 1 bed room would be \$1,250, a 1 bed room den would be \$1,400, a 2 bedroom \$1,550, a 2 bedroom den \$1,800. He said they are targeting the lifestyle renter, the young professional or the empty nester that doesn't want to deal with yard work but wants the pool.

Mr. Sousa asked what the square footage is.

Mr. Copfer responded by saying the smallest right now will be 820 sq. ft. and 1,041 sq. ft. for the 1 bed room den, 1,172 sq. ft. for the 2 bedroom, 1,486 sq. ft. for the 2 bedroom den. He said these are similar to the sizes that they have at Palmera as well.

Mr. Sousa asked if he can speak to timing.

Mr. Copfer said they have their master plan, they want to start construction on one apartment building and clubhouse amenities. Then once those are done they will move on to the foundation of building 3 then 4, then 5. Then they will start the framing for the first apartment building and clubhouse and move on sequentially. The idea is every two weeks to be delivering one or two floors in each complex. They don't want to have all five buildings coming on at one time. There will be a leasing trailer onsite before the clubhouse is finished to do onsite leasing.

Mr. Sousa asked if he is able to speak to any of the letter of intents for commercial out lots.

Mr. Flynn came forward to answer he stated they currently have a purchase contract with a sit down restaurant, a letter of intent from a convenience store, and a letter of intent from an oil change facility. We are taking additional inquiries but we feel good about where we are.

Mr. Rozzi invited anyone to speak in opposition to come forward.

Mr. Richard Smith came forward to speak. He asked if the clearing of the land will happen all at once. He also asked how people will get across St. Rt. 48 to get to the other development across the street.

Mr. Sousa said ideally there will be one central crosswalk.

Ms. Yvette Smith came forward to speak. She asked if there will be any landscape will be on Road A. Her concern is lights that will come from the cars that come down to turn around.

Mr. Rozzi said he believes there will be existing trees that will be left in place.

Ms. Gehring said along the southern property line there is existing trees. They will be reworking the pond located in that area. She said the idea is to leave all the existing vegetation there.

Mr. Sousa explained that the road isn't thoroughly planned yet, but he believes there intent is to not lose the buffer. He also stated with them removing the walk way around the pond, they most likely won't touch anything there. He said that as for the lighting it mainly casts downward.

Ms. Smith said her main concern is the lighting that will come from cars turning around at the end of "Road A". She said 10-20 years ago there was talk of a berm.

Mr. Sousa said in that area where headlights can shine in to a home from the turn, I think we can certainly be amicable. There does need to be a little berm, or some vegetation that will be above headlights.

Mr. Rozzi said he thinks we can work with the Engineer's Office to see that there is some sort of vegetation that stays in place.

Mr. Weber said that we generally don't think about landscaping when it comes to road improvements. If there is anything that you would like, as the Board of Trustees I would make sure you add that or work with the developer to do that.

Mr. Rozzi said I think that can be addressed

Mr. Flynn came forward to address the concerns. He said as it relates to the clearing anything south of the retention pond will not be touched, however the main section in the body of the property will. The clearing and grubbing will be done in one swoop. He said as it relates to the landscaping near Road A, we didn't propose anything because it hasn't been designed yet. Once it gets fully engineered we would be open to having plans done.

Mr. Cordrey you're not anticipating clearing anything south of the retention pond.

Mr. Flynn said no sir, we are going to rework the retention pond. We are also working with the Warren County Water & Sewer Department regarding storm runoff to see how that will be handled. We also do have a lighting plan that does show 0ft candles at the property line.

Ms. Gehring said they did submit the lighting plan with the lights at the property line and it does meet our requirements.

Mr. Sousa said as far as it goes with that southern corner would you be open to us doing a condition that if space allowed for a barrier in the side of the turn, minimal mounding or evergreen type bushes. Would you be amicable to doing that?

Mr. Flynn said yes, we personally try to stay away from mounding, because it gets a lot of wonky with slopes and mowers. Then adding plants on top of it you have water run off to worry about and if the plants die you have maintenance issues. He said putting ever greens sounds great.

Mr. Rozzi closed the public hearing.

Mr. Cordrey said he is good with everything as well as adding Mr. Sousa's condition of adding ever greens.

Mr. Sousa said he thinks that will satisfy the residents. He said they are aware of a social media post that came out recently that sited a stock random digital image the Township displayed on the development portion of the website for this development. He wanted to let the community know this was not a bait and switch, which was a random photo that was selected. He said the Kroger photo on the website is also not one that was provided from Kroger it is also a random photo.

Mr. Conover said if discussion is done, the motion would be accepting the staff recommendation with the conditions and adding at 15th condition, adding ever greens as the road permits in the southwest corner of Road A.

Mr. Conover presented the motion to approve the PUD Stage 2 & Stage 3 plans submitted for Tribute Hamilton Township parcel numbers 1605251038 & 1605277016 subject to the 14 conditions listed by staff in the staff reports and adding a 15th condition to add evergreen or other vegetation along the southwest corner of Road A. Once it is finally decided in conjunction with the Warren County Engineer's Office.

Mr. Rozzi said so moved, with a second from Mr. Cordrey.

Roll call as follows:	Joe Rozzi	Yes
	Mark Sousa	Yes
	Darryl Cordrey	Yes

New Business

- Resolution 22-1102A: Authorizing and approving certain adjustments in Township appropriations in various Townships funds to reconcile budgets for calendar year 2022.

Mr. Pegram said this is a resolution to make adjustments to the 2022 budget appropriations. We have a few going down and a few going up. Its end of the year booking keeping to close out purchase orders that we are not going to spend money on which will be the decreases. The increase are directly affected by hiring of new staff as well as promotions that were approved in the last meeting. They are minor adjustments to the 2022 budget.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 22-1102A.

Roll call as follows: Darryl Cordrey Yes
 Mark Sousa Yes
 Joe Rozzi Yes

- Motion: To accept snow removal contracts for un-dedicated subdivision roads.

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve contract with M/I Homes of Cincinnati, LLC for snow and ice removal services for the unaccepted streets in the Rivercrest Subdivision sections 3A and 4 A-B-C.

Roll call as follows: Joe Rozzi Yes
 Darryl Cordrey Yes
 Mark Sousa Yes

- Motion: To accept snow removal contracts for un-dedicated subdivision roads.

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve contract with Prus Properties, LLC for snow and ice removal services for the unaccepted streets at the Villages of Classicway Subdivision Sections 7B, C and 8.

Roll call as follows: Joe Rozzi Yes
 Darryl Cordrey Yes
 Mark Sousa Yes

- Motion: Property Casualty Insurance for Hamilton Township effective October 27, 2022.

Mr. Pegram explained this is our annual renewal for our fleet of vehicles as well as our properties. He stated it is still with OTARAM who the Township has been with for many years. He mentioned this will also cover the Maineville maintenance worker who will be using our equipment for salt loading purposes.

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve contract of property and casualty insurance for Hamilton Township effective October 27, 2022.

Roll call as follows: Mark Sousa Yes
 Joe Rozzi Yes
 Darryl Cordrey Yes

- Motion: Purchase of a Cemetery Deed.

Mr. Pegram noted that we have made a transition, Chrisie who is in the Public Works Department is now our new Cemetery Sexton.

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve the Cemetery Deed as presented to the Board.

Roll call as follows: Joe Rozzi Yes
Mark Sousa Yes
Darryl Cordrey Yes

- Motion: For a paving contract for Soaring Way

Mr. Pegram explained that Soaring Way has received some social media interest this past week, however it was a project we were already working on. In this subdivision some of the streets are already dedicated, meaning the Township has already taken responsibility for the roads because construction has been completed. However, in the back of this subdivision there is new construction, which means those roads are not yet dedicated. The problem with this is the construction traffic going in and out of Soaring Way to the new construction is tearing up the road surface pretty severely. We have had several meetings with the developer. Even though the road is dedicated, we feel that the developer is the one that is doing the damage and the damage is in excess of what normal residential traffic should be. We have not reached an agreement on whose responsibility this is. However, we feel that this is a public safety issue and we need to get it repaved before winter. We do have money left over in our paving and contract line item for 2022 so this will not be an increase to the budget. We have sought out one contractor who has done work for the Township before and has availability before the end of the year.

Mr. Conover said we will fight this out with Fischer as needed.

Mr. Rozzi asked so the plan is to get reimbursed?

Mr. Conover said we are going to try but I can't guarantee that we will. We have to get this done from a safety stand point. We have documented, we have been in contact however they have been ignoring us. We have a plan of action and plan to move forward.

Mr. Sousa asked if where the rear phase is, that is causing the damage is almost complete?

Mr. Pelfrey explained yes, however there is still a lot of truck traffic going back and it's not only a surface they are base failures.

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve the quote from Towne Construction Services in the amount of \$21,372.48 to repair/repave Soaring Way.

Roll call as follows: Darryl Cordrey Yes
Joe Rozzi Yes
Mark Sousa Yes

Work Session – 2023 Budget.

Mr. Pegram explained that the last meeting Administrator Centers went through the budget however some adjustments were made. He said staff feels we have a good budget for 2023 and we are not looking for a vote tonight, just any input you may have or questions.

Mr. Cordrey asked to highlight some of the changes from the last meeting to this meeting.

Mr. Pegram said they were really just calculation errors. The General Fund is the first fund we are using some of our unencumbered funds, we are using some in the Parks. The parks is now in the General fund, which would be Nicole's salary as well as Preston who does our seasonal work. We will also be repaving, working on ball fields and upgrading concession stands in the parks in 2023. There will still be a 10.6 month unencumbered in the General Fund. Motor Vehicle, Gas, Road and Bridge and Cemetery are next not a whole lot changed. Police District did not have any changes. Fire and EMS is actually in the positive, originally when we were punching numbers in it showed in the negative. However, the one item that is not in that we will have to have more discussion on next year is the payment of the Ladder truck.

Mr. Sousa mentioned when he spoke with Mr. Pegram today they were very conservative in their budgeting so we will likely end up better in all these balances because we don't budget any revenue increases in our property tax collection.

Administrator's Report

Mr. Pegram introduced Cheryl Allgeyer, she is our new HR Manager.

Mr. Pegram wanted to point out that they have had several meetings with Kroger in the last two weeks. Including a meeting with the Transportation improvement district. The TID adopted last Friday to make the Grandin Rd and Towne Center Blvd. part of a TID project. This will help us move forward with progress on the Kroger property and road work.

In addition to the painting at Testerman Park, they will be gutting the concession stand over the winter.

We do have vacancies coming up on both the Zoning Commission as well as the BZA. We will be posting those and taking applications from Township residents that maybe interested in those positions.

Trustee Comments

Mr. Rozzi asked if Chief Hughes would like to speak for a moment on the recognition the Police Department received.

Chief Hughes explained each month the Ohio Association of Chiefs of Police in conjunction with the Law Enforcement Foundation select an agency of the month. They look at community involvement. Officer Hayslip and Captain Short together submitted our agency and we found out last week we were selected as the 2022 November Agency of the Month. Kudos go to the men and women who work in the department and participate in all the community policing functions that we offer and the residents that come out and show their support.

Mr. Cordrey Congratulations to the Police Department and the men and women who serve. Thank you to all the staff members that participated in Trunk-or-Treat. It was great to see everybody, Fire Department, Police, Public Works. The snow plows looked awesome. Welcome Steve and Cheryl to the Hamilton Township Family. We are excited to have you and work with your leadership.

Mr. Sousa thank you to Police and Fire for being out and about for Halloween. Congratulations locally to the two school systems in Hamilton Township whose football teams are in the playoffs. Kings won big as a favorite and Little Miami pulled off a big upset. We wish them both the best of luck in round 2 Friday night. Thank you Steve for jumping in and were excited to be working with you.

Chief Hughes added there will be a social media post going out tomorrow morning. We will be escorting the Little Miami buses on Friday afternoon from the High school down 22 to 48 through Maineville to the Loveland City limits. We encourage everyone to gather in downtown Maineville at the intersection. Cheer on Little Miami as we escort them.

Adjournment

With no further business to discuss, Mr. Rozzi made a motion, with a second from Mr. Cordrey, to adjourn at 7:35pm.

Roll call as follows:	Joe Rozzi	Yes
	Mark Sousa	Yes
	Darryl Cordrey	Yes