

Hamilton Township Trustee Meeting

February 18, 2026

Trustee Board Chairman, Mark Sousa, called the meeting to order at 6:00 PM. Mr. Cordrey and Mr. Sousa were present.

Roll call as follows: Mark Sousa
Darryl Cordrey

The Pledge of Allegiance was recited by all.

A motion was made by Mr. Sousa, with a second by Mr. Cordrey, to approve the audio/visual as the Official Meeting Minutes of the February 3rd Board of Trustees regular meeting.

Roll call as follows: Mark Sousa Yes
Darryl Cordrey Yes

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

Roll call as follows: Mark Sousa Yes
Darryl Cordrey Yes

Guest Speaker- Kleinger's Group Park Assessment

Kleinger presented the Hamilton Township Parks Assessment, which evaluated existing park conditions, identified improvement opportunities, and provided preliminary cost ranges to support future planning . The assessment included site visits, infrastructure and amenity evaluations, and identification of immediate concerns.

The review covered Testerman Park, Mounts Park, Marr Park, Bigfoot Dog Park, and the Munitions Property. Key findings included maintenance and circulation concerns at Testerman Park; strong visibility and trail connectivity opportunities at Mounts Park and the Munitions Property; future development potential at Marr Park; and parking limitations at Bigfoot Dog Park.

Kleinger recommended addressing immediate concerns, improving connectivity and branding across the park system, seeking partnerships and funding opportunities, and developing a comprehensive Parks Master Plan to guide future improvements Township-wide.

Parks Director Nicole Earley thanked the Kleinger team and stated that the assessment was eye-opening, noting there is a great deal of information to review and consider. Mr. Cordrey agreed and confirmed that the report outlines factual findings that need to be addressed, including ADA compliance and other immediate concerns, as well as the need to plan for future improvements. Mr. Sousa added that the report serves as a foundational document to help guide the development of a comprehensive Parks Master Plan.

Public Comments

Mr. Sousa opened the floor for public comments at 6:23 PM.

Brad Turner thanked Mr. Wright and Ms. Horman for addressing his question regarding the lighting district. He also inquired about the process for sheriff's auctions, noting that a home in the neighborhood, due to neglect, will be going through the process. Administrator Wright informed Mr. Turner that he would contact the Sheriff's Department to gather additional information and follow up with him regarding the procedures for sheriff's sales.

With no further individuals approaching the podium, Mr. Sousa closed the floor for public comments at 6:26 PM.

New Business

Resolution No. 26-0218A Memorandum of Understanding with the Warren County Drug Task Force

Mr. Sousa made a motion with a second from Mr. Cordrey to approve resolution 26-0218A, a resolution authorizing participation in the greater Warren County Drug Task Force and authorizing the Township Administrator to execute the related Memorandum of Understanding.

Roll call as follows:	Darryl Cordrey	Yes
	Mark Sousa	Yes

Resolution No. 26-0218B Placing a Moratorium on Commercial Truck Parking and Initiating a Zoning Resolution Text Amendment

The proposed moratorium establishes a six-month prohibition on the approval of any new commercial truck parking applications. It also directs staff to begin the text amendment process to revise the Primary Permitted Uses table, removing commercial truck parking as a permitted use. The resolution does not affect any existing operations and applies only to new commercial semi-truck and commercial vehicle parking facilities.

Assistant Chief Short explained that the department has been working with the Ohio State Highway Patrol, as inspections have revealed that many vehicles and drivers do not meet state standards. The Trustees noted that while truck parking was necessary during COVID and the trucking shortage, the current volume and related issues have prompted the Township to take

action. The moratorium is intended to prevent additional commercial and industrial parcels from being converted into truck parking facilities.

Mr. Sousa made a motion with a second from Mr. Cordrey to approve resolution 26-0218B Establishing a Moratorium on The Issuance of Certain Zoning Permits and Other Township Approvals That Would Involve or Allow the Construction, Establishment, Or Expansion of Semi-Truck or Commercial Truck Parking Facilities Within Hamilton Township, Warren County Ohio, Waiving the Second Reading, And Declaring an Emergency

Roll call as follows: Mark Sousa Yes
Darryl Cordrey Yes

Resolution No. 26-0218C Annual OPERS Conversion Plan

Adoption of the OPERS Conversion Plan allows the Township to enhance employee retention by permitting eligible vacation hours to be converted into pensionable service credit. This agreement will be adopted and renewed on an annual basis.

Mr. Sousa made a motion with a second from Mr. Cordrey to approve resolution 26-0218C, a resolution authorizing the adoption of an Annual Conversion Plan in accordance with Ohio Revised Code section 145.01 and Ohio Administrative Code 145-1-26.

Roll call as follows: Darryl Cordrey Yes
Mark Sousa Yes

Resolution No. 26-0218D- Authorizing Private Sale of Unneeded and Unfit-For-Use Property

Mr. Sousa made a motion with a second from Mr. Cordrey to approve Resolution 26-0218D, a resolution authorizing private sale of unneeded and unfit-for-use property in the Police Department.

Roll call as follows: Darryl Cordrey Yes
Mark Sousa Yes

Resolution No. 26-0218E Authorizing to Declare 5765 S. St Rt 48 a Nuisance Property and Removal of Garbage and Other Debris Removal

Mr. Sousa made a motion with a second from Mr. Cordrey to approve resolution 26-0218E providing for and authorizing the removal of garbage, refuse and other debris at 5765 S. State Route 48, Parcel1606425036, in Hamilton Township, declaring a nuisance and declaring an emergency.

Roll call as follows: Mark Sousa Yes

and well-being of residents. Mr. Wright clarified that trucking uses are currently permitted in M-1 and M-2 zoning districts. He also shared that Hickory Capital plans to construct a flex storage facility on Grandin Road near the existing Truck Base and install a connecting roadway between State Route 48 and Grandin Road.

Joe Geraci, a long-time resident who has worked on multiple development projects in the Township and previously served on the Board of Zoning Appeals and Zoning Commission, spoke regarding the amendment. He referenced his prior development of Enterprise Way and Venture Way through a TIF, which now includes multiple tenants and businesses. Mr. Geraci requested clarification on what qualifies as a “truck parking” and whether constructing a building would allow truck parking as an accessory use, as he is considering expansion and purchasing adjacent property.

Mr. Sousa clarified that the amendment is not intended to impact warehouse or industrial buildings with accessory truck parking, but rather new properties used solely for semi-truck storage. Mr. Geraci stated there is strong demand for trucking-related uses and expressed concern that the amendment language appeared vague. Mr. Cordrey explained that the action approved is a six-month moratorium to allow time to initiate and evaluate a potential text amendment, which may or may not ultimately be adopted. The purpose is to temporarily pause expansion of stand-alone truck parking facilities.

Mr. Geraci noted that he currently permits truck parking and acknowledged that such uses require oversight. He stated he is working with the Truck Base across the street to improve aesthetics and takes pride in maintaining his property. He suggested implementing landscaping requirements, such as perimeter mounding and trees, for these types of businesses. He added that he has a meeting scheduled with Zoning Director Cathy to discuss expansion plans and landscaping and expressed interest in assisting with future zoning and landscaping requirements.

Mr. Sousa and Mr. Cordrey reiterated that the primary concern prompting the moratorium is the overall volume of trucks and related legal and enforcement issues associated with stand-alone truck parking operations.

Mr. Sousa closed the floor to public comments at 7:06 PM.

Fiscal Officer’s Report

Fiscal Officer Elliott presented the January finance report.

At the end of January, the Township is approximately 8% through the fiscal year. Revenue collected is 6% of the annual budget, and expenditure is 11% of the budgeted amount. Both figures are on track for this point in the year.

She explained that any negative balances shown in unencumbered funds are due to funds being committed through purchase orders and contracts issued at the beginning of the year. Additionally, property tax settlements, which are received in the spring and fall, have not yet been collected and account for the remaining variance.

Administrator's Report

Administrator Wright reported that the developers for Aldi are on sight, now installing steel and on track to open this year.

Medic 76 is now fully in service, noting that emergency vehicle production continues to face delays, with a current two-year turnaround from order to full outfitting. Due to recent retirements and part-time departures, the Fire Department has two full-time vacancies; however, 40 applications have been received.

He shared that Parks Director Nicole Earley submitted a State Capital Bill grant application to help fund a trailhead parking lot, connection, and signage at the northeast corner of Mounts Park along the Little Miami Bike Trail. Tree clearing has also begun for the Mounts Park stream stabilization project.

Public Works has received a long-awaited replacement dump truck, which will improve efficiency during snow events. Additionally, due to space constraints in the 25-year-old Police Department facility, interior space has been reconfigured to accommodate the Detectives Division. The March 4 Trustees meeting will include the swearing-in of three new officers and recently promoted Sergeant Elzey.

Work Session- Freedom Parade

Director Earley stated that while the current July 4th event is successful, the Township would like to recognize the 250th birthday of America in a more significant way this year. She recommended holding the celebration from 5:00–10:00 PM on the Saturday prior to July 4th to allow for improved staffing and stronger participation, given competing events in surrounding communities.

Mr. Cordrey thanked Director Earley and staff for the detailed report outlining pricing and scheduling options. He expressed support for creating a festival of the Township's own and agreed that moving the event to the Saturday prior would be beneficial. He also suggested including a tribute band and thanked Trustee Rozzi for offering to donate fireworks for the event.

Mr. Sousa asked whether community engagement would be better scheduled before or after the main event. Mr. Cordrey suggested holding them afterward due to the already tight event schedule.

Director Earley thanked the Board for their support and confirmed that this year's event has been moved from July 4th to June 27.

Trustee Comments

