

## Hamilton Township Trustee Meeting

March 15, 2023

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

Roll call as follows:

Joe Rozzi	Yes
Mark Sousa	Yes
Darryl Cordrey	Yes

The *Pledge of Allegiance* was recited by all.

Motion made by Mr. Sousa with a second by Mr. Rozzi to approve of the clerk's journal and accept the tapes as the Official Meeting Minutes of the March 1, 2023, Trustee Meeting. As well as the meeting minutes of the March 1, 2023 Special Meeting of the Township Trustees.

Roll call as follows:

Mark Sousa	Yes
Darryl Cordrey	Yes
Joe Rozzi	Yes

Motion made by Mr. Sousa with a second by Mr. Rozzi to approve the bills as presented to the Board.

Roll call as follows:

Darryl Cordrey	Yes
Joe Rozzi	Yes
Mark Sousa	Yes

### **Presentation** – Matt Nolan, Warren County Auditor

He mentioned that Hamilton Township is one of the most fiscally sound Townships in the County and we should be celebrating that. He stated that is a very short time period from being in fiscal emergency to being the best fiscally in the county. He explained all the funds at Hamilton Township are at or close to 1 year carry over balance which is where he likes to see it. He explained what he likes to tell everyone when they are nearing over a year balance is to spend it down or show a clear plan on how it is going to get spent down in the future. He mentioned that Hamilton Township has done a great job managing this as well as investments. He stated everything is going well at the county besides one concern of sales of property being down 55%, he mentioned they aren't selling for less than he has them valued but they just aren't selling at all.

Mr. Cordrey thanked Mr. Nolan for coming out. He asked if he had any concerns with the Township finances.

Mr. Nolan said Ellen is not here but what an incredible job she does. She is the only person that has been here continuously from the bad times to now. He stated he went through the Audit and it was a quick read because there is nothing in it. He said it all looks great. However, you are nearing the top of holdings. Unless there is a plan to spend down, which Steve has indicated there are plans? However, you may want to lay them out. Second, this is more of a Kurt and Ellen thing. We do over estimate expenditures, which is what we want. However, I think we do it a little too much. He finished by saying the numbers are great and you all have great ideas.

Mr. Sousa asked when it comes to formulizing the TIFs who is the best resource to review those things with.

Mr. Nolan stated that his office is the one that handles all that as well as Andy Brosart. He explained the rise of property taxes and why we cannot continue to have them increasing every year.

Mr. Rozzi thanked Mr. Nolan for coming to speak tonight. He also commented on the condition the Township was when he started and said that we need to credit the board that was here at the time and Ellen & Kurt.

### **Public Comments**

Mr. Sousa opened the floor to public comments at 6:27 pm.

Mr. Ray Warrick came forward to speak. He stated that he read through the development agreement with Kroger. He stated that Kroger gets to buy the bonds and gets paid 4%, he stated that he thought that maybe a little high. He also asked how long the old structure will sit before they tear it down or sell it.

Mr. Sousa stated that he talked to Andy Brosart a few times about the matter. He also stated that 4% in this interest rate environment is pretty low.

Mr. Pegram mentioned that Kroger will not start to market the old store until it is officially empty. He stated he has done some research on the other old buildings in the area and he stated the average is 18-24 months before they are repurposed.

Mr. Joe Walker came forward he stated that he used to be a Trustee a few years ago. He was curious on why he changed from 3-6 months reserves to 6-12 months reserves.

Mr. Nolan stated he feels like he has been pretty consistent with his reserves. 6-9 or 6-12 in that range is what they like to see. He mentioned when it exceeds 12 months is when they will start having conversations.

Mr. Sousa closed the floor to public comments at 6:33 pm.

**New Business**

- Resolution 23-0315A – Disposing of certain surplus motor vehicles in the impound lot.

Captain Short explained that this resolution is for the disposal of seven vehicles. They are left over from auto accidents or police impounds. They are considered junk motor vehicles with values under \$2,500.

Mr. Sousa asked if Captain Short could explain what will happen to these vehicles.

Captain Short explained that if the resolution passes then we will bid them out to several salvage yards and they will send out a price they think they are worth.

Mr. Sousa made a motion with a second from Mr. Rozzi to approve Resolution 23-0315A.

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

- Motion – To purchase an Asphalt Roller from Southwest Equipment in the amount of \$46,487.

Mr. Pelfrey explained that we have increased our milling operations and this would be a bigger roller so we will be able to do more.

Mr. Sousa made a motion with a second from Mr. Rozzi to approve the purchase of an Asphalt Roller.

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

- Motion – To approve the purchase of a Scag 72” Mower from Zimmer Tractor in the amount of \$10,854.

Mr. Pelfrey explained that this would be to replace a 2012 Toro that we currently have.

Mr. Sousa made a motion with a second from Mr. Rozzi to approve the purchase of a Scag 72” mower.

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

### **Fiscal Officer’s Report**

Mr. Weber thanked County Auditor Nolan for being here and that he appreciates all the information. Mr. Weber explained that this report is through February of 2023. We are 16.67% thru the year. Expenditures are at 16.9% of the budget. We have received 5.9% of our anticipated revenue.

### **Trustee Comments**

Mr. Rozzi thanked everyone for coming out this evening. He mentioned it’s nice to see new faces. He also thanked Mr. Nolan for the update.

Mr. Cordrey thanked Mr. Nolan for coming out. He mentioned Foster Maineville Rd. should be opened tomorrow. The Fire Tower public unveiling is March 27<sup>th</sup>, which will be at Marr Park. Easter egg hunt is April 1<sup>st</sup> at Testerman Park.

Mr. Sousa also thanked Mr. Nolan for coming out. He mentioned that we are wrapping up traffic studies on 22&3 and 48. That will help us determine what roads will benefit us most to construct. He also mentioned we will have intermittent closures on Grandin starting today.

### **Administrator’s Report**

Mr. Pegram stated that the traffic study is called the Hoptown Thoroughfare plan. It was put in place over 10 years ago, looking at the whole are of 22&3 and 48 up to where the new Kroger is going to go. ODOT is updating all the traffic counts in that area and predicting how the new development will effect that. ODOT believes they will have an update to us in April. He mentioned what we are looking at some direction on which road in the thoroughfare plan is the high priority and will benefit the residents the most. He also mentioned that we have had tremendous interest in commercial development in the Township. In the past 6 weeks we have probably had 9 different projects of potential future development. He also wanted to mention to Mr. Nolan that we do have a plan for our unencumbered funds. We will be using some for a new Ladder Truck in the Fire Department. The Board is also discussing adding 3 new Police Department Positions. We are also investing over a million dollars in our Parks and Roads.

**Executive Session**

Mr. Sousa made a motion with a second from Mr. Rozzi to enter into Executive Session in reference to O.R.C. 121.22 (G) (1): To discuss the compensation of a public employee at 6:51pm.

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

Mr. Sousa made a motion with a second from Mr. Rozzi to come out of Executive Session at 7:24 pm.

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

- Motion – To appoint Chad Meadows to the Zoning Commission for a 5 year term (2023-2027)

Mr. Sousa made a motion with a second from Mr. Rozzi to appoint Chad Meadows to the Zoning Commission.

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

- Motion – To amend the roster as presented to the Board.

Mr. Sousa made a motion with a second from Mr. Rozzi to amend the Township roster as presented to the Board.

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

**Adjournment**

With no further business to discuss, Mr. Sousa made a motion with a second from Mr. Rozzi to adjourn at 7:25 pm.

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