



TRUSTEE MEETING AGENDA 4/16/2025

6:00 PM

- Roll Call
- Pledge of Allegiance
- Approve of the Clerk's Journal and Accept the audio/video recording as the Official Minutes of the April 2nd Board of Trustees regular meeting.
- Bills before the Board

Presentation- Susanne Mason, Warren County Solid Waste District

Public Comments

New Business

Resolutions

- Resolution No. 2025-0416A – Grant Easement to Warren County Commissioners for Waterline

Motions

- Motion to amend the Hamilton Township Roster as presented

Public Comments

Fiscal Officer's Report

Administrator's Report

Trustee Comments

Executive Session Motion to adjourn into executive session at ____ in accordance with ORC 121.22(G)(1) to discuss the appointment, employment or compensation of public employees.

Adjournment

The agenda is to give an idea of the various discussions before the Board. The time and order of Agenda items is subject to change in order to maintain efficiency and timeliness of the meetings. Citizens may address the Board under the Public Comment section of the agenda.

The following guidelines protect your rights as well as those of others:

1. Speakers must state their name and full address for the record.
2. The Board Chair will recognize each speaker, and only one person may speak at a time.
3. Speakers will address any and all comments to the Board of Trustees and Fiscal Officer. The Board may request further information from staff at their discretion.
4. Anyone who willfully disrupts a Board meeting may be barred from speaking further or may be removed from the meeting and detained by officers of the Hamilton Township Police Department. (ORC 505.09; ORC 2917.12)

HAMILTON TOWNSHIP ADMINISTRATION

Joseph Rozzi – *Board Chair*

Darryl Cordrey – *Vice Chair*

Mark Sousa – *Trustee*

Leah Elliott - *Fiscal Officer*

7780 South State Route 48
Maineville, Ohio 45039
Phone: (513) 683-8520

Township Administrator

Jeff Wright

(513) 683-8520

Police Department

Scott Hughes – Police Chief

Phone: (513) 683-0538

Fire and Emergency Services

Jason Jewett – Fire Chief

7684 South State Route 48

Maineville, Ohio 45039

Phone: (513) 683-1622

Public Works

Don Pelfrey – Director

Phone: (513) 683-5320

Assist. Fiscal Officer

Ellen Horman

Phone: (513) 239-2377

Human Resources

Cheryl Allgeyer

Phone: (513) 239-2384

Zoning Administrator

Cathy Walton

Phone: (513) 683-8520

Parks and Recreation

Nicole Earley

(513) 683-5360

Hamilton Township Trustee Meeting

April 2, 2025

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

Roll call as follows: Joe Rozzi
Darryl Cordrey
Mark Sousa

The Pledge of Allegiance was recited by all.

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve the clerk's journal as the Official Meeting Minutes of March 19, 2025, Trustee Meeting.

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

Public Comments

Mr. Rozzi opened the floor to public comments at 6:02PM.

Mr. William Camp asked about the company Truck Base, located on Grandin Road, and whether there were plans for expansion.

In response, Mr. Cordrey and Mr. Rozzi explained that the property is appropriately zoned for the company's operations, but at this time, they cannot provide further details regarding current activities or any potential expansion plans.

With nobody else approaching the floor Mr. Rozzi closed the floor to comments at 6:03PM.

New Business

Resolution 25-0402A – A resolution placing a moratorium on the processing and issuance of any permits allowing adult use cannabis operators within Hamilton Township, Warren County, Ohio.

Administrator Wright stated that on January 16, 2025, the Board extended a three-month moratorium on processing or issuing permits for adult use cannabis operators. The moratorium does not affect personal use provisions of Issue 2, such as possession or home cultivation. He also noted that House Bill 96, recently introduced in the Ohio Legislature and supported by the Governor, could significantly impact local control by eliminating community host fees and removing a township’s authority to prohibit or limit cannabis operations after the bill takes effect, though moratoriums passed before that date would remain valid. Wright added that if a strong business proposal were ever presented, the Board or a future Board could lift the moratorium to consider its benefits to Hamilton Township.

Mr. Cordrey said he’s strongly against bringing adult-use cannabis businesses into the township, especially if the township can’t benefit financially from cultivation or manufacturing. He also pointed out that there’s already limited space for commercial and economic development.

Mr. Sousa agreed, saying it’s a big risk to allow these businesses without financial return.

Mr. Rozzi agreed with both, adding that this feels like another way the state is taking control from townships.

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve Resolution 25-0402A, a resolution placing a moratorium on the processing and issuance of any permits allowing adult use cannabis operators within Hamilton Township, Warren County, Ohio.

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

Resolution 25-0402B – A resolution authorizing payment of obligations of the Township by direct deposit of funds

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 25-0402B – A resolution authorizing payment of obligations of the Township by direct deposit of funds.

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

Resolution 25-0402C- a resolution approving an increase in township appropriations in the Fire & EMS Special Levy Fund and Police District Fund to reconcile budgets for the calendar year 2025.

Fire Chief Jewett reported a reappropriation in the Fire & EMS Special Levy Fund to support the purchase of a replacement tanker truck, approved by the Board on February 19. The truck will serve areas without fire hydrants and support other fire scenes requiring water transport. A \$100,000 down payment will be reallocated to the Fire Capital Motor Vehicle Fund of \$50,000 and \$50,000 from the expected sale of old Ladder Truck 76.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 25-0402C- a resolution approving an increase in township appropriations in the Fire & EMS Special Levy Fund and Police District Fund to reconcile budgets for the calendar year 2025.

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

Public Hearing: Resolution 25-0402D, a resolution adopting text amendments to chapters 1, 2, 4, and 5 of the Hamilton Township Zoning Code.

Law Director Benjamin Yoder explained the procedure for the public hearing on the proposed zoning text amendments. He asked those wishing to speak to stand and take an oath, which was then administered.

Zoning Director Cathy Walton presented the text amendments, which were initially introduced in February and discussed at the Board Retreat. These amendments were also reviewed by the Regional Planning Committee and the Hamilton Township Zoning Commission, both of which recommended approval.

The proposed amendments include the following:

- General Provisions (Ch. 1): Replace all references to "Zoning Code" with "Zoning Resolution" to align with Section 519 of the Ohio Revised Code.
- Development Review Procedures (Ch. 3): Remove Site Plan Review from this chapter, allowing zoning-compliant applications to be reviewed and approved by staff. Variance applications will be reviewed by the Board of Zoning Appeals, with staff issuing the final zoning certificate.
- Zoning Districts & Use Regulations (Ch. 4): Permit unenclosed porches and decks to encroach up to 10 feet into the rear yard setback to reduce variance requests.
- Planned Unit Development Regulations (Ch. 5): Remove Township Trustees' involvement in determining major or minor PUD modifications. Instead, staff will assess modifications based on established criteria. Minor modifications will be approved by staff, while major modifications will follow the PUD review process before Trustees' approval.

Mr. Rozzi then opened the floor for public comments. Mr. Brad Turner, a member of his subdivision's HOA, requested clarification on the setback change. Ms. Walton explained that many cases brought before the Board of Zoning Appeals involve minor encroachments into

setbacks, particularly in Planned Unit Developments (PUDs). The amendment would allow only unenclosed decks to encroach up to 10 feet beyond the PUD requirement.

When Mr. Rozzi asked if there were any comments in opposition, no one came forward.

During board discussions, Mr. Sousa acknowledged that Site Plan Review has been a long-debated topic. He, Mr. Rozzi, and Ms. Walton confirmed that all previous site plans presented to the Board complied with zoning regulations. Since zoning regulations determine what businesses are allowed in a particular area, the Board cannot legally block a business from operating if it meets zoning requirements.

Mr. Cordrey asked Mr. Yoder how often courts overturn site plan decisions. Mr. Yoder responded that courts generally uphold, or overturn decisions based on compliance with zoning regulations.

Mr. Rozzi closed the public hearing at 6:23PM.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 25-0402D, a resolution adopting text amendments to chapters 1, 2, 4, and 5 of the Hamilton Township Zoning Code.

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

Motion to authorize the Township Administrator to accept the proposal from The Impact Group for strategic plan and mission, vision, and core value creation services in the amount of \$34,500.

Mr. Tom Speaks introduced himself as a representative of The Impact Group. Chief Jewett explained that Mr. Speaks was present to answer any questions from the Board regarding the proposed strategic plan to rebrand the Hamilton Township Fire Department. He noted that the proposal outlines a five-year plan.

Mr. Speaks elaborated that the plan includes opportunities for both the Board and the community to express their expectations through surveys and focus groups, which will help establish clear goals and objectives.

Mr. Cordrey raised concern about how the vision of the plan would be maintained amidst employee turnover. In response, Mr. Speaks emphasized that the plan is designed to be larger than any one individual. Mr. Rozzi added that it would be the responsibility of leadership to uphold and carry out the plan over time.

Mr. Sousa expressed skepticism about the value of community input, questioning whether individuals without direct knowledge of the fire department's operations could provide meaningful feedback. Mr. Speaks clarified that The Impact Group uses its subject-matter

expertise to interpret community feedback, helping to shape a vision that reflects residents' expectations and priorities. These insights are then shared with the Board and Chief Jewett to guide the planning process.

Mr. Cordrey acknowledged the value of involving the community, noting that such engagement could foster support for future levies by increasing public understanding and buy-in for the department's goals and changes.

Mr. Rozzi made a motion with a second from Mr. Cordrey to authorize the Township Administrator to accept the proposal from The Impact Group for strategic plan and mission, vision, and core value creation services in the amount of \$34,500.

Roll call as follows:	Darryl Cordrey	Yes
	Joe Rozzi	Yes
	Mark Sousa	No

Motion to authorize the Township Administrator to execute an agreement with Santander Bank for the financing of the replacement tanker truck.

Mr. Cordrey expressed that he is excited that they will receive the tanker earlier than expected.

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to authorize the Township Administrator to execute an agreement with Santander Bank for the financing of the replacement tanker truck.

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

Motion to accept the transfer of property identified as Parcel i.d. number 16-11-230-0107 from current owner Beaver Creek Site Management, LLC located at the intersection of Grandin and Striker Roads.

Mr. Wright explained that the developers Joe and Ed Farruggia, owners of Bear Creek Site Management, discovered that a small parcel at the intersection of Grandin and Striker Roads, which was believed to be owned by the HOA of Miami Bluffs for over 20 years. Once the HOA realized they did not own the property, they took down the sign for their subdivision and informed the Township they would stop maintaining the property after 2024. The Farruggia have now asked if the Township would accept full ownership of the parcel, offering to donate it. In return, they will fund the manufacturing and installation of a Hamilton Township sign to complete the existing stone wall. A Quit Claim Deed has been prepared and reviewed by Mr. Yoder and Mr. Wright.

There was additional discussion regarding the management of surrounding common areas, including the right of way, median, and other areas, which will be maintained by Miami Bluffs, Hamilton Township, and Beaver Creek Development.

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to accept the transfer of property identified as Parcel i.d. number 16-11-230-0107 from current owner Beaver Creek Site Management, LLC located at the intersection of Grandin and Striker Roads.

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

Motion to authorize Security Fence Group, Inc. to replace guardrail on Grog Run Road in an amount not to exceed \$23,125.

Public Works Director Don Pelfrey stated that Security Fence Group, Inc., an ODOT Approved Contractor, submitted a bid of \$23,125.00 to replace approximately 800 feet of outdated and damaged guardrail on Grog Run Road to bring it up to current standards.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve to authorize Security Fence Group, Inc. to replace guardrail on Grog Run Road in an amount not to exceed \$23,125.

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

Motion to approve the purchase of a cemetery deed as presented to the board.

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve the purchase of a cemetery deed as presented to the board.

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

Motion- Approve Hamilton Township Roster as presented

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve of the Hamilton Township Roster as presented before the Board.

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

Public Comments

Mr. Rozzi opened the floor to public comments at 6:41PM, with nobody approaching he closed the floor to comments.

Administrator's Report

Administrator Wright gave the following updates:

- Hamilton Township was ranked the 5th safest community in the state, the largest among the top five. This reflects the dedication of law enforcement, elected officials, and residents.
- The Hop into Spring event is rescheduled for Saturday, April 12, 10 AM – 1 PM at Testerman Park. At the park, the basketball court is nearly complete, with final fence installation tomorrow. Tennis and pickleball court upgrades will follow.
- New developments are in progress along SR 48 and 22. Aldi plans to submit its zoning application this month and open by year-end at Grandin. Currito will open this month at Township Center.
- Infrastructure updates include the Amberwood Way house demolition, pending Duke Energy's service cap.
- The 2024 state audit will begin in June.
- Soil testing will soon start for the new Public Works Facility near Station 76.
- Ahead of severe weather, Public Works cleared catch basins. Residents should keep drains clear of leaves and debris. Next week, a live fire training trailer from the State of Ohio will be on campus for firefighter training.

Trustee Comments

Mr. Rozzi first congratulated Leah on her first year as the Township Fiscal Officer. He then welcomed Assistant Chief Short to update the public on his whereabouts over the past six months.

Assistant Chief Short began by thanking the Board and Chief Hughes for supporting his participation in an FBI Fellowship, a program he was personally invited to join, and which was fully funded by the FBI. During his time there, he was assigned to the Major Theft Unit, where he worked on several high-profile cases, including the Joe Burrow home burglary, which was successfully solved during his fellowship. He expressed enthusiasm about bringing back both the knowledge and advanced software tools from his training, which are now being implemented in the township and utilized by the department's detectives to enhance crime tracking and investigations.

Mr. Cordrey expressed his pleasure in seeing the township ranked fifth among the safest communities in Ohio. He noted that since he and Mr. Rozzi began their terms, the township has consistently remained in the top 10. He also shared his appreciation for the ongoing efforts of Fire Chief Jewett to strengthen and advance the department, emphasizing the importance of looking ahead. Mr. Cordrey commended the high standards set by the staff and departments and

thanked them for their dedication, care, and continued service to the community. Lastly, with the incoming weather tonight, residents need to make sure that they are prepared, have batteries, water, etc.

Mr. Sousa expressed his enthusiasm about having Assistant Chief Short back from his training and remarked how exciting it was that he played a role in the viral Joe Burrow case being solved. He also echoed Mr. Cordrey's concerns about the approaching storm, reminding residents to ensure their cell phones are fully charged and ready in case of emergency.

Mr. Rozzi concluded the Trustee comments by urging everyone to stay safe this evening as the weather moves through the area.

Adjournment-

Mr. Rozzi made a motion with a second from Mr. Cordrey to adjourn at 6:55PM.

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



Administrator - 4/16/25 Trustee Meeting

The following motion is requested of the Board of Hamilton Township Trustees from the Township Administrator:

Motion to approve Resolution 25-0416A a resolution authorizing the grant of non-exclusive easements to the Warren County Board of County Commissioners for a 24-inch water transmission main and appurtenances on Township property.

The Warren County Water and Sewer Department plans on completing the final phase this year of a multiple phase project to construct five miles of 24-inch diameter water mains. The final phase is to connect the new water mains to the Socialville Booster Pump Station located on Striker Road.

To connect the line to the booster station, they need to ask us for two easements. The waterline work and easements would be on the far eastern portion of our property and away from the impound lot and area that had been disturbed as part of the spoils area for the Cartridge Factory. All new water lines require review and approval from the Ohio EPA.

One of the attachments is an overlay of the easement on a parcel map to depict the area of the easements and proposed waterlines.

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on April 16, 2025, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Joseph Rozzi – Trustee, *Chair*
Darryl Cordrey- Trustee, *Vice Chair*
Mark Sousa – Trustee

Mr. _____ introduced the following resolution and moved for its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 25-0416A**

**A RESOLUTION AUTHORIZING THE GRANT OF NON-EXCLUSIVE EASEMENTS
TO THE WARREN COUNTY BOARD OF COUNTY COMMISSIONERS FOR A 24-
INCH WATER TRANSMISSION MAIN AND APPURTENANCES ON TOWNSHIP
PROPERTY**

WHEREAS, the Warren County Board of County Commissioners (the “County”) has determined that it is necessary to construct, operate, maintain, and repair a 24-inch water transmission main from the Richard A. Renneker Water Treatment Plant to the Socialville Booster Pump Station in order to meet the County’s growing need and demand for potable water; and,

WHEREAS, the proposed water transmission main will cross a portion of property owned by the Board of Township Trustees of Hamilton Township, Warren County, Ohio, located at 6187 Striker Road, Maineville, Ohio 45039 (Parcel No. 16-11-200-001, Auditor’s Account No. 2801434); and,

WHEREAS, in support of this public infrastructure project and in consideration of the mutual benefit to the public, the Board of Township Trustees desires to grant the County non-exclusive permanent easements on said property for the construction and ongoing operation and maintenance of the water transmission main and related appurtenances, in accordance with the legal descriptions and exhibits provided and prepared under the direction of Ohio Registered Surveyor No. S-8656; and,

WHEREAS, the easements are further subject to the specific terms and conditions set forth in the Non-Exclusive Easements & Agreement for Watermain & Appurtenances to be executed by the parties.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Township Trustees of Hamilton Township, Warren County, Ohio:

SECTION 1. The Board hereby authorizes and approves the grant of permanent, non-exclusive watermain easements across the township-owned property located at 6187 Striker Road (Parcel No. 16-11-200-001) to the Warren County Board of County Commissioners for the purposes of constructing, using, operating, maintaining, and repairing a water transmission main and appurtenances, as set forth

in the Non-Exclusive Easements & Agreement for Watermain & Appurtenances.

SECTION 2. The Board further authorizes at least a majority of the Board of Township Trustees to execute the easement agreement, and any related documents, on behalf of the Township.

SECTION 3. This Resolution shall take effect on the earliest date allowed by law.

Mr. _____ seconded the Resolution and the following being called upon the question of its adoption, the vote resulted as follows:

Joseph Rozzi –	Aye _____	Nay _____
Darryl Cordrey –	Aye _____	Nay _____
Mark Sousa –	Aye _____	Nay _____

Resolution adopted this 16TH day of April 2025.

Attest:

Leah M. Elliott, *Fiscal Officer*

Approved as to form:

Benjamin J. Yoder, *Law Director*

I, Leah M. Elliott, Fiscal Officer of Hamilton Township, Warren County, Ohio, hereby certify that this is a true and accurate copy of a Resolution duly adopted by the Board of Trustees of Hamilton Township, County of Warren, Ohio, at its regularly scheduled meeting on April 16, 2025.

Date: _____

Leah M. Elliott, *Fiscal Officer*

Grantor: The Board of Township Trustees of Hamilton Township
Property Address: 6187 Striker Rd, Maineville, OH 45039
Parcel No. 16-11-200-001 (Pt.)
Auditor's Acct. No. 2801434

**NON-EXCLUSIVE EASEMENTS & AGREEMENT FOR
WATERMAIN & APPURTENANCES**

KNOW ALL MEN BY THESE PRESENTS, that THE BOARD OF TOWNSHIP TRUSTEES OF HAMILTON TOWNSHIP, WARREN COUNTY, OHIO, an Ohio township and political subdivision, the "Grantor" herein, whose mailing address is 7760 S. State Route 48, P.O. Box 699, Maineville, Ohio 45039, for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration, the sufficiency of which is hereby stipulated, does hereby grant, bargain, and convey to the WARREN COUNTY BOARD OF COUNTY COMMISSIONERS, a Ohio county and political subdivision, the "Grantee" herein, and its successors and assigns forever, whose mailing address is 406 Justice Drive, Lebanon, OH 45036, for the purpose of Grantee constructing, using, operating, maintaining and repairing a 24-inch water transmission main from the Richard A. Renneker Water Treatment Plant to the Socialville Booster Pump Station in order for the County to meet the growing need and demands for potable water, certain non-exclusive permanent watermain easements in, on, under and above a part of Grantor's 55.247 acre parcel situated in Hamilton Township, Warren County, Ohio and being the same parcel described in the deed recorded in OR Vol. 4575, Page 684 of the Warren County, Ohio Recorder's Office, subject to the permanent non-exclusive permanent watermain easements being located on and effecting only the areas more particularly described on Exhibit "A-1" and illustrated on Exhibit B-1, and described on Exhibit A-2 and illustrated on Exhibit B-2, all of said exhibits being attached hereto and made a part hereof.

The permanent watermain easements shall be subject to the following restrictions:

1. The right of the Grantee to construct, use, maintain and keep in repair thereon, a permanent watermain and appurtenances thereto necessary to the operation thereof, together with the right to cut, trim and remove any trees, overhanging branches or other obstructions within the permanent watermain easement areas, which, in the sole opinion of the Grantee may endanger the safety of, or interfere with the construction, use, operation, maintenance and repair of Grantee's water system for the purpose of exercising the rights herein.
2. The right of the Grantee, its officials, employees, contractors, subcontractors and agents, to store earth and materials, and to move and operate construction equipment over and upon said permanent watermain easement areas as may be necessary for such construction, and over and upon the permanent easement during any periods of necessary repairs and maintenance.
3. No building or other structures shall be erected within the limits of the above described permanent watermain easement areas by the Grantor, or their successors or assigns, however, Grantor or its successors or assigns shall continue to have the right to use the land in a manner not inconsistent with the rights conveyed to the Grantee, and in event it is necessary for the Grantee, its successors or assigns, to re-enter upon the watermain easement areas to repair, maintain or replace the permanent watermain and appurtenances, the Grantee agrees to restore the disturbed areas to as close as reasonably possible to the condition prior to Grantee entering onto the premises.
4. A permanent right of entry upon said non-exclusive permanent watermain easements by Grantee's officials, employees, contractors, subcontractors or agents, including the equipment necessary for the construction, operation, repair, replacement or restoration of said permanent watermain and appurtenances.

Grantor covenants with Grantee, its successors and assigns, that it is the lawful owner of said premises, and lawfully seized of the same in fee simple, and it has good right and full power to grant the easements rights provided for herein and will defend the same against all others in favor of Grantee.

This Agreement contains the entire Agreement between the parties and supersedes all prior written or oral agreements between the parties. No representations, promises, understandings, agreements, written or otherwise, not herein contained shall be of any force or effect. No modifications or amendment of any provisions of this Agreement shall be effective unless made by a written instrument executed by all parties. This Agreement shall be construed in accordance with, and the legal relations between the parties shall be governed by, the laws of the State of Ohio as applicable to contracts executed and partially or fully performed in the State of Ohio. The Parties further stipulate that the venue for any disputes hereunder shall exclusively be the Warren County Court of Common Pleas, General Division, and the parties waive the right to initiate or remove any litigation arising out of this Agreement in any other state or federal court.

IN EXECUTION WHEREOF, the Grantor has caused this deed to be executed by at least a majority of its Board of Trustees, on the date stated below, pursuant to Resolution Number _____, adopted _____, 2025.

By: _____
Darryl Robert Cordrey, Jr., Trustee

By: _____
Joseph P. Rozzi, Trustee

By: _____
Mark R. Sousa, Trustee

STATE OF OHIO, COUNTY OF WARREN, ss.

BE IT REMEMBERED, that on the _____ day of _____, 2025, before me, the subscriber, a Notary Public, in and for said County and State, personally appeared the persons known or proven to me to be _____

_____, at least a majority of the Trustees of the Board of Township Trustees of Hamilton Township, Warren County, Ohio, and whose names are subscribed hereto, and acknowledged the signing and execution of said instrument is their voluntary act and deed, and pursuant to the Board's Resolution authorizing such act. This is not a jurat. This notary is in compliance with R.C. 147.542 (D)(1).

Notary Public: _____

[SEAL]

IN EXECUTION WHEREOF, the Grantee has caused this Easement Agreement to be executed thereby acknowledging delivery and acceptance of the same by its President or Vice-President, on the date stated below pursuant to Resolution No. _____, adopted _____, 2025.

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

STATE OF OHIO, COUNTY OF WARREN, ss.

BE IT REMEMBERED, that on the ____ day of _____, 2025, before me, the subscriber, a Notary Public, in and for said County and State, personally appeared the person known or proven to me to be _____, President or Vice-President of the Warren County Board of County Commissioners, and whose name is subscribed hereto, and acknowledged the signing and execution of said instrument is his or her free and voluntary act and deed, and pursuant to the Board's Resolution authorizing such act. This is not a jurat. This notary is in compliance with R.C. 147.542 (D)(1).

Notary Public: _____

[SEAL]

This instrument prepared by:

DAVID P. FORNSHELL
PROSECUTING ATTORNEY
WARREN COUNTY, OHIO

By: Bruce A. McGary, Asst. Prosecutor

EXHIBIT A-1

THE WARREN COUNTY WATER AND SEWER DEPARTMENT
LEGAL DESCRIPTION FOR A
PERMANENT WATER MAIN EASEMENT No. 1
LOCATED ON
BOARD OF TRUSTEES OF HAMILTON TOWNSHIP,
WARREN COUNTY
PARCEL ID# 1611200001

A permanent easement together with the right of entry and re-entry for the construction, perpetual maintenance, reconstruction, repair and operation of a water main and appurtenances in and upon the following described lands:

Situated in Hamilton Township, Warren County, Ohio, and a part of the Military Survey No. 1548 and a part of the 55.247 Acres conveyed to the Board of Township Trustees of Hamilton Township, Warren County in D.B. 4575, Page 684 of the Warren County Ohio Recorders Office, and being more particularly described as follows:

Commencing at a northerly corner of the Grantor, also being the centerline of Grandin Road;

Thence with the centerline of Grandin Road and the centerline of an existing 30' water main easement as recorded in O.R. Volume 1050 page 282, South 38°31'00" East, 22.15 feet;

Thence leaving the centerline of the road and continuing with the centerline of the water main easement South 39°30'16" West, 30.67 feet to the southwesterly right-of-way of Grandin Road;

Thence continuing along the centerline the water main easement for the following two courses:

1. South 39°30'16" West, 356.76 feet;
2. South 50°40'19" East, 216.52 feet;

Thence leaving the centerline of the water main easement, North 39°19'41" East, 15.00 feet to the **Point of Beginning**;

Thence with the new water main easement the following (3) courses:

- 1.) South 57°10'51" East, 198.93 feet;
- 2.) South 51° 43'47" East, 46.52 feet;
- 3.) South 03°02'07" West, 91.14 feet to the easterly line of said existing 30' water main easement;

Thence along the Easterly line of said existing 30' water main easement the following two courses:

1. North $05^{\circ}38'40''$ West, 70.74 feet;
2. North $50^{\circ}40'19''$ West, 248.10 feet to the **Point of Beginning**;

This easement area contains 3,830 square feet, more or less, and being subject to all legal highways, and any and all easement of record.

The above description was prepared on March 20, 2025 and is based on a survey made under the direct supervision of Gregory Barker, Ohio Registration No. S-8656. The bearings are based on the Ohio State Plane Coordinate System, South Zone Grid, NAD 83, per GPS observation.

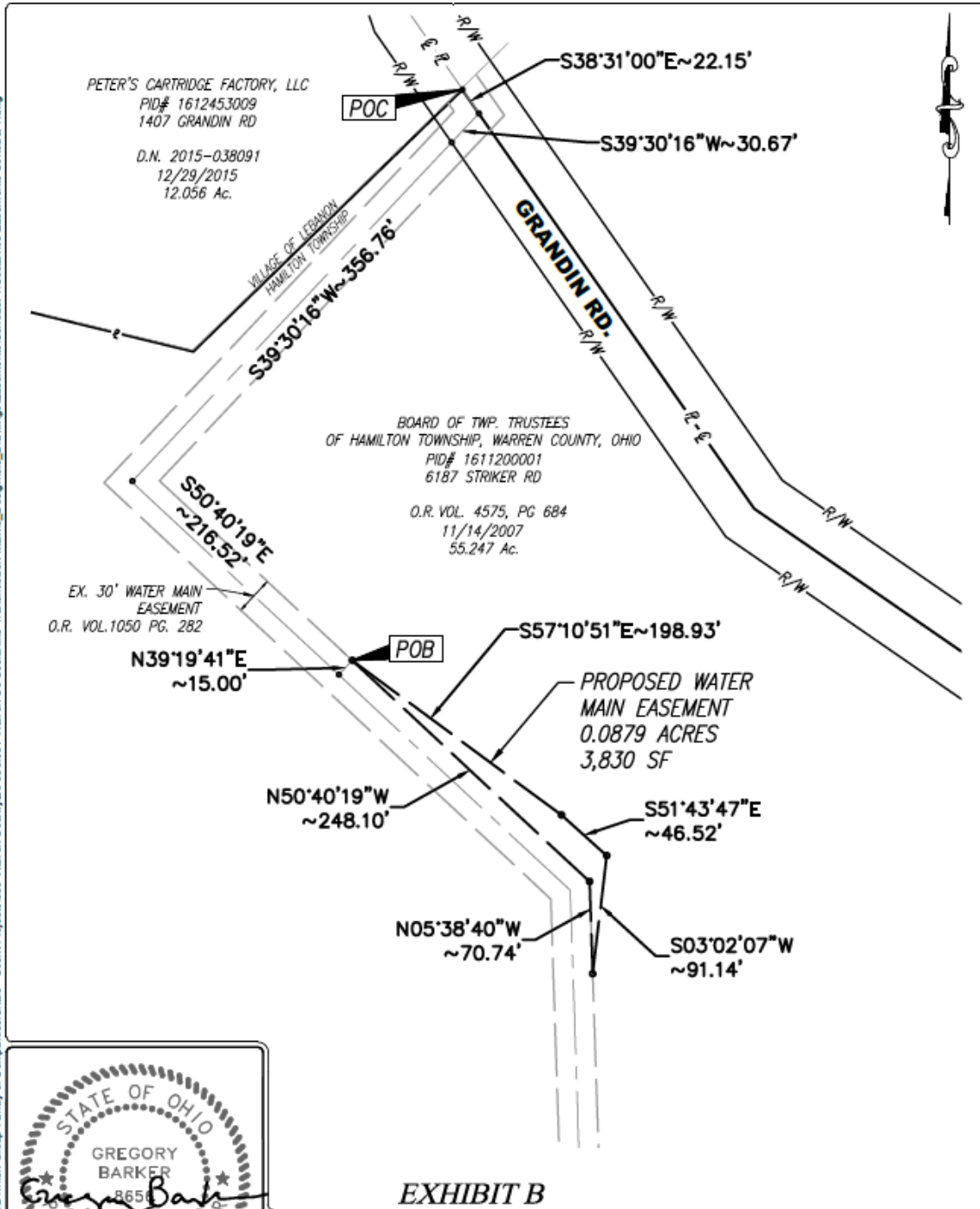


4/2/2025

Gregory Barker
Ohio Registered Surveyor No. 8656
RA Consultants LLC



EXHIBIT B-1



FILENAME : C:\ODI\Thlon Group Family of Companies\Share - Client Projects\1000 - Warren County\2025\000.001 - Warren Co Socialville Transmission Main\05_Design\05.5_Drawings\Easements\Contract 4\Socialville Easements\Contract 4.dwg



EXHIBIT B

<p>WATER MAIN EASEMENT 1 BOARD OF TWP TRUSTEES OF HAMILTON TOWNSHIP PID No. 1611200001 MILITARY SURVEY No. 1548 Situated in Hamilton Township, Warren County, Ohio</p>	<p>SCALE : 1" = 100' DRAWN: JDB CHECKED: DATE: Apr 02, 2025</p>	<p>RA CONSULTANTS 10856 KENWOOD ROAD CINCINNATI, OH 45242 513.469.6600 www.raconsultantsllc.com</p>
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EXHIBIT A-2

**THE WARREN COUNTY WATER AND SEWER DEPARTMENT
LEGAL DESCRIPTION FOR A
PERMANENT WATER MAIN EASEMENT No. 2
LOCATED ON
BOARD OF TRUSTEES OF HAMILTON TOWNSHIP,
WARREN COUNTY
PARCEL ID# 1611200001**

A permanent easement together with the right of entry and re-entry for the construction, perpetual maintenance, reconstruction, repair and operation of a water main and appurtenances in and upon the following described lands:

Situated in Hamilton Township, Warren County, Ohio, and a part of the Military Survey No. 1548 and a part of the 55.247 Acres conveyed to the Board of Township Trustees of Hamilton Township, Warren County in O.R. Vol 4575, Page 684 of the Warren County Ohio Recorders Office, and being more particularly described as follows:

Beginning on the southerly line of said 55.247 Acres also located in the northeast corner of 5.000 Acres conveyed to Warren County Commissioners in O.R. Vol. 801 pg. 959;

Thence along said southerly line of said 55.247 Acres South 89°47'53" West, 34.27 feet;

Thence leaving the south line of said 55.247 Acres with the new water main easement, offset 15 feet Westerly and parallel with the centerline of a new water main the following (3) courses:

- 1.) North 51°14'00" West, 43.00 feet;
- 2.) South 83° 46'00" West, 58.08 feet;
- 3.) North 49°40'02" West, 67.52 feet to the easterly line of an existing 30' water main easement recorded in O.R. Volume 1050 page 282;

Thence along the Easterly line of said existing 30' water main easement North 05°38'40" West, 43.17 feet;

Thence leaving the east line of said existing 30' water main easement with the new water main easement, offset 15 feet easterly and parallel with the centerline of a new water main the following (3) courses:

- 1.) South 49°40'02" East, 85.65 feet;
- 2.) North 83° 46'00" East, 57.59 feet;
- 3.) South 51°14'00" East, 92.52 feet to the southerly line of said 55.247 Acres;

Thence along said southerly line of said 55.247 Acres South 89°47'53" West, 13.43 feet to the **Point of Beginning**;

This easement area contains 6,065 square feet, more or less, and being subject to all legal highways, and any and all easement of record.

The above description was prepared on March 20, 2025 and is based on a survey made under the direct supervision of Gregory Barker, Ohio Registration No. S-8656. The bearings are based on the Ohio State Plane Coordinate System, South Zone Grid, NAD 83, per GPS observation.

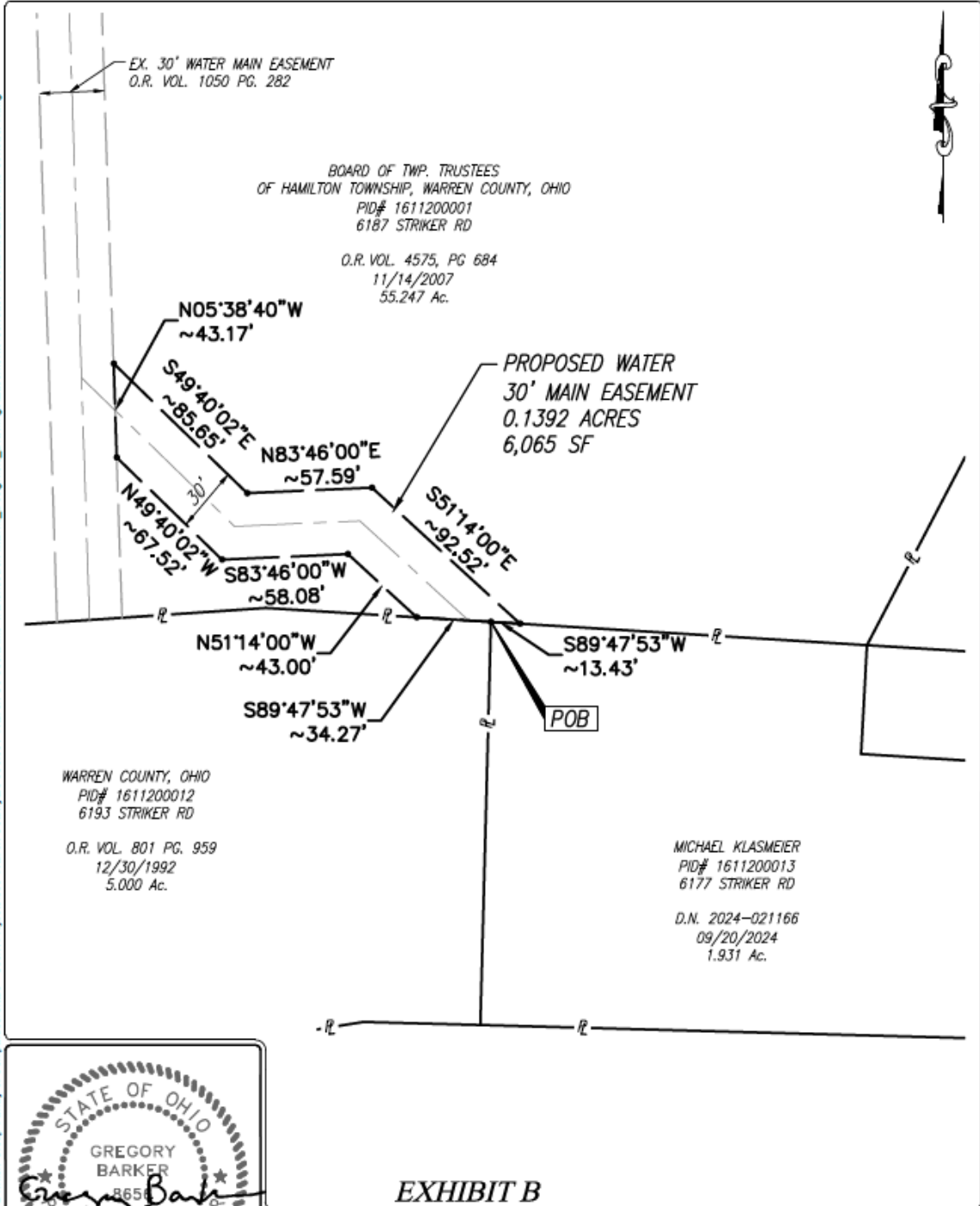


4/2/2025

Gregory Barker
Ohio Registered Surveyor No. 8656
RA Consultants LLC



EXHIBIT B-2



FILENAME: C:\ODI\Tifton Group Family of Companies\Share - Client Projects\0200 - Warren County\0200-0000.001 Warren Co Socialville Transmission Main\05_Design\05.5_Drawings\Easements\Contract 4\Socialville Easements Contract 4.dwg



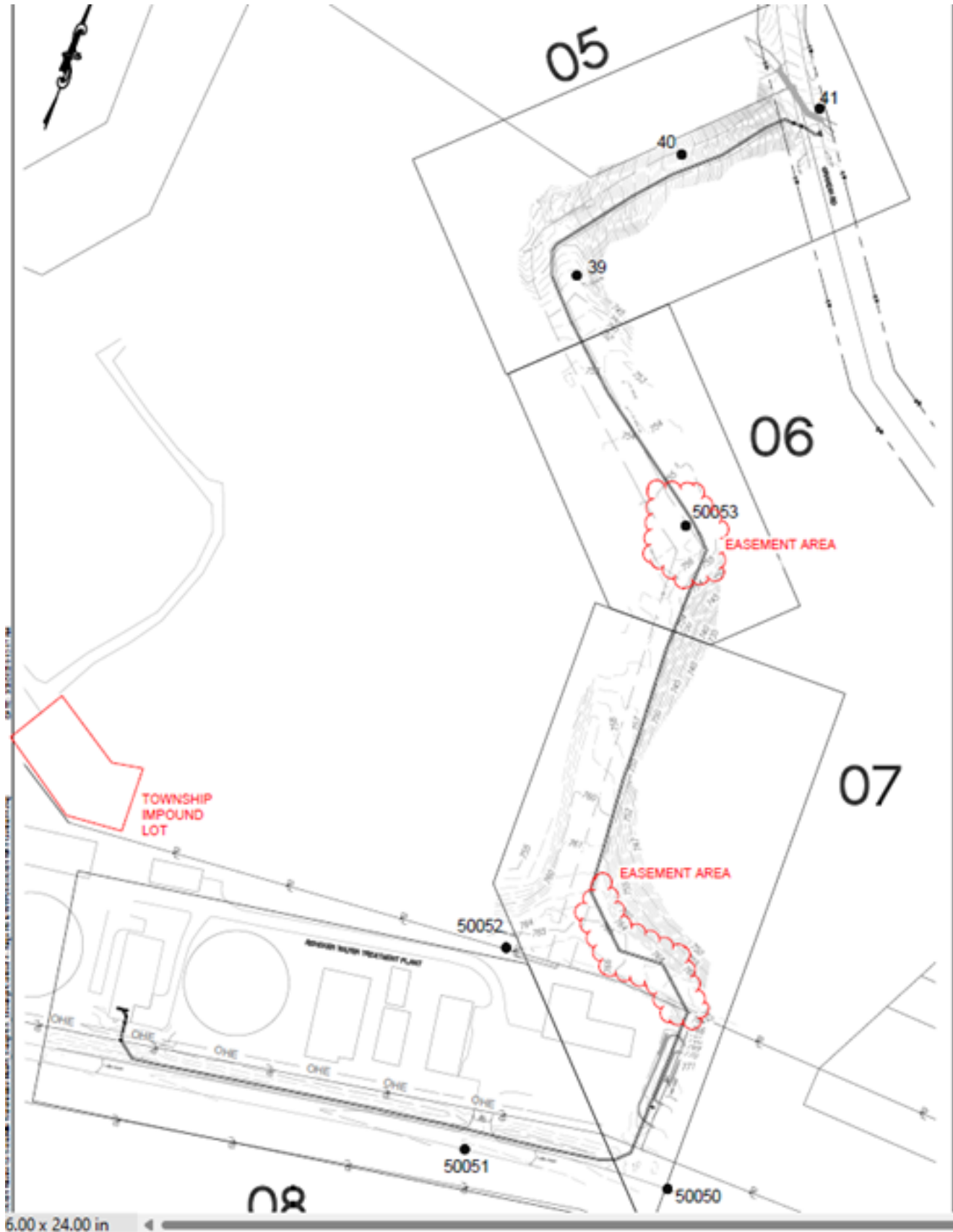
EXHIBIT B

WATER MAIN EASEMENT 2
BOARD OF TWP TRUSTEES
OF HAMILTON TOWNSHIP
PID No. 1611200001
MILITARY SURVEY No. 1548
Situated in Hamilton Township, Warren County, Ohio

SCALE: 1" = 60'
DRAWN: JDB
CHECKED:
DATE:
Apr 02, 2025

RA CONSULTANTS
A PROFESSIONAL CORPORATION
10856 KENWOOD ROAD
CINCINNATI, OH 45242
513.469.6600
www.raconsultants|c.com

Water Main Easement Proposed on Township's Striker Road Property





**Office of Human Resources
04/16/2025 Trustee Meeting**

The following motion(s) is/are requested to the Board of Hamilton Township Trustees from the Human Resources Manager:

Motion to approve the amendment of the Hamilton Township roster as presented.

- Off role part-time firefighter Jordan Huber effective 04/15/2025.