



TRUSTEE MEETING AGENDA 5/6/2026

6:00 PM

HAMILTON TOWNSHIP ADMINISTRATION

Mark Sousa– *Board Chair*
Darryl Cordrey– *Vice Chair*
Joseph Rozzi – *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

- Roll Call
- Pledge of Allegiance
- Approve of the Clerk’s Journal and Accept the audio/video recording as the Official Minutes of the April 15th Board of Trustees regular meeting.
- Bills before the Board

Change of Guard- Chief Quillian Short

Public Comments

New Business

Resolutions

- Resolution No. 26-0506A- Acceptance of Porters Heath Subdivision
- Resolution No. 26-0506B- Authorizing a contract with Warren County for the 2026 Resurfacing, Chip Seal, and Striping Project
- Resolution No. 26-0506C- Authorizing Private Sale of Unneeded and Unfit-For-Use Property
- Resolution No. 26-0506D- Authorizing to Declare 5765 S. St Rt 48 a Nuisance Property and Removal of Garbage and Other Debris
- Resolution No. 26-0506E- Authorizing to Declare 52 Stephens Rd a Nuisance Property and Removal of Vegetation, Garbage, Refuse & Other Debris

Motions

- Approving Maintenance Agreement with Allscape Property Services LLC
- Approving the Purchase of Cemetery Deeds
- Amending the Hamilton Township Roster as Presented
- Approving the 2026/2027 Township Health Benefit as Presented

Introduction for future consideration

- 2028 Replacement of Ambulance

Public Comments

Fiscal Officer’s Report

Administrator’s Report

Trustee Comments

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 Trustee Meeting

April 15, 2026

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

Roll call as follows: Mark Sousa
Joe Rozzi

The Pledge of Allegiance was recited by all.

A motion was made by Mr. Sousa, with a second by Mr. Rozzi, to approve the audio/visual as the Official Meeting Minutes of the April 1st Board of Trustees regular meeting.

Roll call as follows: Mark Sousa Yes
Joe Rozzi Yes

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

Roll call as follows: Mark Sousa Yes
Joe Rozzi Yes

Public Comments

Mr. Sousa opened the floor for public comment at 6:02 PM.

Michael Blomer, a resident of the Village of Classicway, addressed the Board regarding the proposed Planned Unit Development (PUD) associated with the Village of Classicway subdivision. The Trustees informed Mr. Blomer that no formal proposal had been presented to the Board at this time and, therefore, they were unable to comment on the project or answer questions related to it. Mr. Blomer proceeded to express concerns about the potential impact of additional housing on the community, including the effect on the existing subdivision, lack of buffering, increased traffic, and potential pressure on property taxes. He also stated that the proposal appears inconsistent with the Township's future comprehensive plan and does not align with the goal of maintaining mixed-use development near the intersection of State Routes 22 and 48. Mr. Blomer urged the Board to deny the proposal should it come before them in the future.

Dan Jacobs, a resident of the Wethersfield subdivision, spoke regarding the apartment development currently under construction at the corner of Willow Pond Boulevard and State Route 48. Mr. Jacobs expressed concern that the development may expand further onto the remaining Gallenstein property. The Trustees clarified that the development referenced by Mr.

Jacobs is part of a Planned Unit Development (PUD) that was approved approximately 30 years ago and is only now being constructed. The Board also noted that it intends to preserve as much commercial-zoned property as possible due to the limited amount available within the Township.

Daniel Hills, also a resident of the Village of Classicway subdivision, spoke regarding the proposed PUD. Mr. Hills stated that he believes the plan is not consistent with the existing character of the neighborhood. In response, the Trustees explained the roles of the various zoning bodies and outlined the procedures that proposals must follow before coming before the Board of Trustees for approval or denial.

Mr. Sousa closed the floor for public comment at 6:15 PM.

New Business

Resolution No. 26-0415A- Establishing the Hamilton Township and City of Lebanon JEDD Fund

Mr. Sousa made a motion with a second from Mr. Rozzi to approve resolution 26-0415A, a resolution establishing the Hamilton Township and City of Lebanon JEDD Fund (Fund No. 2903).

Roll call as follows:	Joe Rozzi	Yes
	Mark Sousa	Yes

Resolution No. 26-0415B- Approving the Purchase of Real Estate within Hamilton Township and Increase of Appropriations in the General Fund

Mr. Wright stated that the property is located adjacent to the current Administration Building and that the Township is interested in acquiring it as part of the future expansion of the Township campus. Fiscal Officer Elliott inquired whether there were any plans to rent the existing house on the property. Mr. Sousa responded that there are currently no short-term plans for the use of the house.

Mr. Sousa made a motion with a second from Mr. Rozzi to approve resolution 26-0415B, a resolution authorizing a purchase and sale agreement with Mary E. Holliday to acquire certain real property identified as Warren County Auditor parcel number 1604427001, approving the increase of appropriations in the General Fund (100), and declaring an emergency.

Roll call as follows:	Joe Rozzi	Yes
	Mark Sousa	Yes

Resolution No. 0415C- Approving the Increase in Appropriations for the Purchase of Police Equipment

Police Captain Rector stated that two officers will be added to the SWAT team this year. As members of the Tactical Response Team, the officers are required to be equipped with night vision goggles. He further noted that the department plans to budget next year for two additional officers and the necessary night vision equipment. Captain Rector also mentioned that participants in the Citizen Police Academy will have the opportunity to use the night vision goggles during the program.

Mr. Sousa made a motion with a second from Mr. Rozzi to approve Resolution 26-0401C, a resolution approving an increase of appropriations in the Police District Fund (2081) to reconcile budgets for the calendar year 2026 and declaring an emergency.

Roll call as follows: Mark Sousa Yes
 Joe Rozzi Yes

Motion- Approving Mowing Agreement with Hinds Landscaping

Mr. Sousa made a motion to approve an agreement with Hinds Lawn Care and Landscaping for the mowing and trimming for the Township’s five cemeteries for a fee of \$2,600 per mowing, with a second from Mr. Rozzi.

Roll call as follows: Mark Sousa Yes
 Joe Rozzi Yes

Motion- Authorizing Agreement with ODOT for Sidewalk Maintenance of new developments on SR 48

Mr. Sousa made a motion to authorize an agreement between the State of Ohio, Department of Transportation and Hamilton Township to maintain the sidewalk section along SR-48 located within Warren County, seconded by Mr. Rozzi.

Roll call as follows: Mark Sousa Yes
 Joe Rozzi Yes

Motion- Approve Purchase of a Cemetery Deed

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

Roll call as follows: Mark Sousa Yes
 Joe Rozzi Yes

Motion- Approve Hamilton Township Roster as Presented

A motion was made by Mr. Sousa, with a second by Mr. Rozzi, to approve the Hamilton Township Roster as presented before the Board.

Roll call as follows: Mark Sousa Yes
Joe Rozzi Yes

Public Comments

Mr. Sousa opened the floor for public comment at 6:32 PM.

Dan Phipps spoke and expressed his appreciation for the Board's approval of the purchase of the neighboring property. He shared that the previous owner, who had since passed away, had always hoped that the property would eventually become part of the Township. Mr. Phipps also expressed concerns regarding discussions at the state level about the potential elimination of property taxes. He asked how higher-cost purchases and construction projects, such as the new Public Works building and other Township facilities, might be affected and what the Board's plan would be if property taxes were abolished.

The Trustees and Administrator Wright responded that they are awaiting additional guidance and clarification from the State regarding these discussions. They explained that eliminating property taxes would have a significant impact on Township services, including fire, police, and public works, and would also greatly affect local school systems. They further noted that, unlike cities and villages, townships are not permitted to levy an income tax. While municipalities may rely on income tax revenue, townships primarily rely on property taxes for funding. The State has discussed the possibility of offsetting the loss through an increased percentage of sales tax, but details remain unclear.

With no further comments from the public, Mr. Sousa closed the floor for public comment at 6:47 PM.

Administrator's Report

Administrator Wright reported that members of the Police Department recently attended the State of Ohio Public Safety Summit in Columbus. During the summit, Officer Molly Hayslip was selected to give a presentation on the Township's Community Policing Program and how the department engages with the public to build trust within the community. Additionally, the Police Department was recognized as one of the first accredited agencies in the State of Ohio to meet the new standards and protocols established by the Governor. Chief Hughes and Assistant Chief Short were also honored with the 2026 Innovation Award.

Administrator Wright also reported on behalf of the Fire Department that a controlled burn is scheduled for April 30 on Grandin Road near Innovation Way. The structure, a house that was donated to the department, will be used for training purposes and will provide a valuable hands-on training opportunity for new hires.

Trustee Comments

The Trustees thanked the residents of the Village of Classicway for attending the meeting and sharing their comments. They also reminded parents to be aware of the laws regarding minors operating motorized vehicles on public roadways. With warmer weather, this has become an increasing safety concern within the community. The Police Department has shared information about these regulations on its social media platforms and wants parents to be aware that citations may be issued for violations.

The Trustees also noted an increase in door-to-door vendors throughout the Township. Residents are encouraged to ask solicitors to provide their Hamilton Township vendor permit. If a solicitor does not have a valid permit, residents should contact the non-emergency police number so an officer can respond and inform the individual of the proper procedures.

Adjournment-

Mr. Sousa made a motion with a second from Mr. Rozzi to adjourn at 6:52 PM.

Roll call as follows:	Mark Sousa	Yes
	Joe Rozzi	Yes



Administrator
5/6/2026 Trustee Meeting

The following motion is requested by the Board of Hamilton Township Trustees from the Public Works Director:

Motion to adopt Resolution 26-0506A, a resolution accepting public streets for maintenance and setting speed limits on Heath Court, in the Porters Heath Subdivision, Hamilton Township.

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on May 6, 2026, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Mark Sousa– Trustee, Chair
Darryl Cordrey – Trustee, Vice Chair

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 26-0506A**

**A RESOLUTION ACCEPTING PUBLIC STREETS FOR MAINTENANCE AND
SETTING SPEED LIMITS ON HEATH COURT, IN THE PORTERS HEATH
SUBDIVISION, HAMILTON TOWNSHIP.**

WHEREAS, Warren County Commissioners have accepted the following street in the Porters Heath subdivision and approved for maintenance by Hamilton Township and Hamilton Township is accepting the same for maintenance of Heath Court as shown on the attached Exhibit.

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

SECTION 1. Hamilton Township accepts Heath Court as shown on the attached Exhibit of the Porters Heath subdivision for maintenance.

SECTION 2. The speed limit in Heath Court of the Porters Heath subdivision, Hamilton Township is hereby established at twenty-five (25) miles per hour.

SECTION 3. The Trustees of Hamilton Township, upon majority vote, do hereby dispense with the requirement that this Resolution be read on two separate days, and hereby authorize the adoption of this Resolution upon its first reading.

SECTION 4. 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:

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

Resolution adopted this 6th day of May 2026.

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 May 6, 2026.

Date: _____

Leah M. Elliott, *Fiscal Officer*



**Office of Public Works
5/6/26 Trustee Meeting**

The following motion is requested by the Board of Hamilton Township Trustees from the Public Works Director:

Motion to approve Resolution 26-0506B- a resolution authorizing a contract with the Warren County Engineers Office for the Warren County 2026 Resurfacing, Chip Seal, and Striping Project.

This is an annual process that allows Hamilton Township to take advantage of economy of scale for road re-surfacing by bidding out streets along with the County Engineer, other townships, and municipalities throughout Warren County. The contracted expense with Jurgenson Paving for 2026 is \$951,011.51.

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on May 6, 2026, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Mark Sousa – Trustee, *Chair*
Darryl Cordrey – Trustee, *Vice Chair*

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 26-0506B**

**A RESOLUTION AUTHORIZING A CONTRACT WITH THE WARREN COUNTY
ENGINEER’S OFFICE FOR THE WARREN COUNTY 2026 RESURFACING, CHIP
SEAL, AND STRIPING PROJECTS**

WHEREAS, the Warren County Engineer’s Office will meet all of the applicable state and local requirements for bidding public contracts for the Warren County Engineer’s Combined County and Township 2026 Resurfacing, Chip Seal, and Striping Projects which consists of the resurfacing, chip seal, and striping of certain roads in Warren County, including roads under the jurisdiction of Hamilton Township (the “2026 Road Project”); and,

WHEREAS, the Board of Township Trustees wishes to participate in the Warren County 2026 Road Project through an agreement with the Warren County Engineer’s Office; and,

WHEREAS, in order to save time and money, and expedite the bidding process, it benefits Hamilton Township to enter into an agreement with the Warren County Engineer’s Office for the 2026 Road Project for 2026 construction season.

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 participation of Hamilton Township in the 2026 Road Project and approves an agreement with the Warren County Engineer’s Office to participate with the Warren County Engineer for the bidding and payment of the 2026 Road Project for the 2026 construction season.

SECTION 2. The Township Administrator or the Township Public Works Director of Hamilton Township are hereby authorized to execute and file all documents associated with the 2026 Road Project including the forwarding of the estimated total of \$951,011.15 for the 2026 Road Projects as prepared by the Township Public Works Director.

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:

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

Resolution adopted this 6th day of May 2026.

Attest:

Leah M. Elliott, *Fiscal Officer*

Approved as to form:

Benjamin 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 May 6, 2026.

Date: _____

Leah M. Elliott, *Fiscal Officer*



Office of Chief of Police
05/06/26 Trustee Meeting

The following motion is requested by the Board of Hamilton Township Trustees from the Chief of Police

Motion to approve Resolution 26-0506C, a resolution authorizing private sale of unneeded and unfit-for-use property in the Police Department.

This property involves vehicles, which were recently impounded, and their titles signed over to the police department. Most of these vehicles were 'totaled' in car crashes, and/or the value of the vehicle exceeds the tow bill.

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on May 6, 2026, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Mark Sousa – Trustee, *Chair*
Darryl Cordrey – Trustee, *Vice Chair*

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 26-0506C**

**A RESOLUTION AUTHORIZING PRIVATE SALE OF UNNEEDED AND UNFIT-FOR-
USE PROPERTY IN THE POLICE DEPARTMENT**

WHEREAS, the Board of Trustees has certain property in its Police Department, which is no longer needed for public use, is obsolete, or is unfit for the use for which it was acquired;

WHEREAS, the property which the Board of Trustees has determined to no longer be needed for public use or to be obsolete or unfit for the use for which it was acquired is as follows:

<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>VIN</u>
2012	Kia	Optima	5XXGN4A7XCG040379
2014	Chrysler	T&C	2C4RC1BG6ER299912

WHEREAS, the Board of Trustees has determined that the fair market value of the above listed items is not in excess of two thousand five hundred dollars (\$2,500.00)

WHEREAS, due to the determination of the value of the above-listed property, Section 505.10(A) (2) (a) of the Ohio Revised Code authorizes the Board of Trustees to sell the property by private sale, without advertisement or public notification.

WHEREAS, the Board of Trustees has determined that due to the nature of the above-listed items, disposal of that property by private sale is desirable.

NOW THEREFORE BE IT RESOLVED, that the above-listed property shall be sold, by private sale, without advertisement or public notification.

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

Mark Sousa - Aye _____ Nay _____
Darryl Cordrey - Aye _____ Nay _____

Resolution adopted this 6th day of May 2026.

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 May 6, 2026.

Date: _____

Leah M. Elliott, Fiscal Officer



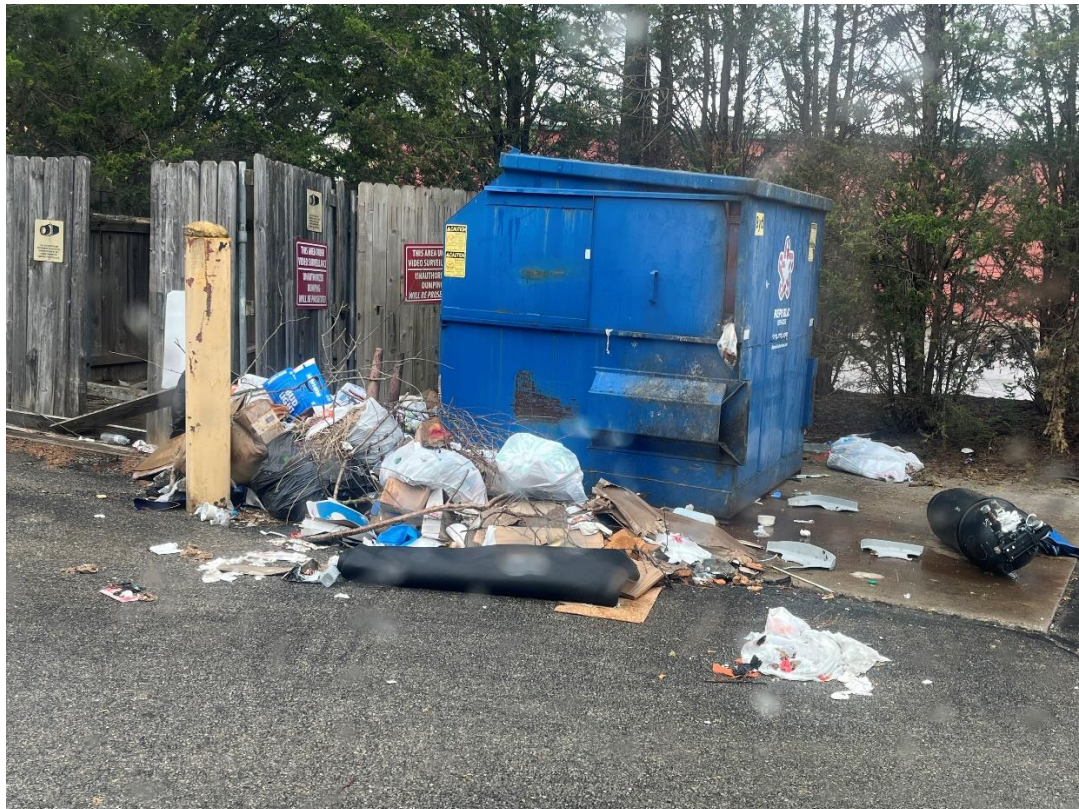
Planning and Zoning Office
5/6/2026 Trustee Meeting

The following motion(s) is/are requested by the Board of Hamilton Township Trustees from the Zoning and Planning Office:

Motion to approve Resolution 26-0506D providing for and authorizing the removal of garbage, refuse and other debris at 5765, Parcel 1606425036, in Hamilton Township, declaring a nuisance and declaring an emergency.

A violation notice was sent to the property owner on March 30, 2026 requiring removal of the debris from the property.

A final violation notice was sent to the property owner on April 10, 2026.



The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00PM on May 6, 2026, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Mark Sousa, Trustee, *Board Chair*
Darryl Cordrey, Trustee, *Vice Chair*

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

HAMILTON TOWNSHIP, WARREN COUNTY OHIO

RESOLUTION NUMBER 26-0506D

RESOLUTION PROVIDING FOR AND AUTHORIZING GARBAGE, REFUSE AND OTHER DEBRIS REMOVAL AT 5765 S. STATE ROUTE 48, PARCEL 1606425036, IN HAMILTON TOWNSHIP, DECLARING A NUISANCE AND DECLARING AN EMERGENCY

WHEREAS, Ohio Revised Code §505.87 provides that a Board of Township Trustees may provide for the abatement and control over the removal of vegetation, garbage, refuse, and other debris from land located in the Township; and

WHEREAS, the Board of Township Trustees of Hamilton Township has determined that the continuing maintenance of vegetation, garbage, refuse, and other debris on the following properties in Hamilton Township is a nuisance:

- 5765 S. STATE ROUTE 48, PARCEL 1606425036

NOW THEREFORE, Be It Resolved by the Board of Township Trustees, Hamilton Township, Ohio:

Section 1. That the vegetation, garbage, refuse, and other debris located on the following property in Hamilton Township is hereby declared to be a nuisance;

Section 2. Pursuant to O.R.C. §505.87, the owners and lien holders of record for the properties shall be properly notified of this action and given seven days to abate the nuisances;

Section 3. In the event the nuisance is not abated within the time period allowed, the Zoning Department of the Township is hereby directed to cause the removal of the

garbage, refuse, and other debris at the following properties in Hamilton Township:

Section 4. The owners of the following property in Hamilton Township shall be billed for such services and the Fiscal Officer of the Township is directed to place a special assessment on the real estate tax bill of the property if payment is not made within thirty days.

Section 5. The Trustees of Hamilton Township upon majority vote do hereby authorize the adoption of this resolution upon its first reading.

Section 6. This Resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, and welfare of the Township. The reason for the emergency is to provide for safe and habitable properties in the township.

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

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

Resolution adopted this 6th day of May 2026

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 May 6, 2026

Date: _____

Leah M. Elliott, *Fiscal Officer*



Planning and Zoning Office
5/6/2026 Trustee Meeting

The following motion is requested by the Board of Hamilton Township Trustees from the Zoning and Planning Office:

Motion to approve Resolution 26-0506E providing for and authorizing the removal of vegetation, garbage, refuse and other debris at 52 Stephens Road, Parcel 1604200005, in Hamilton Township, declaring a nuisance and declaring an emergency.

A violation notice was sent to the property owner on April 4, 2026 requiring removal of the high grass and debris from the property.

A final violation notice was sent to the property owner on April 21, 2026



The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00PM on May 6, 2026, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Mark Sousa, Trustee, *Board Chair*
Darryl Cordrey, Trustee, *Vice Chair*

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

HAMILTON TOWNSHIP, WARREN COUNTY OHIO

RESOLUTION NUMBER 26-0506E

RESOLUTION PROVIDING FOR AND AUTHORIZING THE REMOVAL OF VEGETATION, GARBAGE, REFUSE AND OTHER DEBRIS AT 52 STEPHENS ROAD, PARCEL 1604200005, IN HAMILTON TOWNSHIP, DECLARING A NUISANCE AND DECLARING AN EMERGENCY

WHEREAS, Ohio Revised Code §505.87 provides that a Board of Township Trustees may provide for the abatement and control over the removal of vegetation, garbage, refuse, and other debris from land located in the Township; and

WHEREAS, the Board of Township Trustees of Hamilton Township has determined that the continuing maintenance of vegetation, garbage, refuse, and other debris on the following properties in Hamilton Township is a nuisance:

- 52 STEPHENS ROAD, PARCEL 1604200005

NOW THEREFORE, Be It Resolved by the Board of Township Trustees, Hamilton Township, Ohio:

Section 1. That the vegetation, garbage, refuse, and other debris located on the following property in Hamilton Township is hereby declared to be a nuisance;

Section 2. Pursuant to O.R.C. §505.87, the owners and lien holders of record for the properties shall be properly notified of this action and given seven days to abate the nuisances;

Section 3. In the event the nuisance is not abated within the time period allowed, the Zoning Department of the Township is hereby directed to cause the removal of the garbage, refuse, and other debris at the following properties in Hamilton Township:

Section 4. The owners of the following property in Hamilton Township shall be billed for such services and the Fiscal Officer of the Township is directed to place a special assessment on the real estate tax bill of the property if payment is not made within thirty days.

Section 5. The Trustees of Hamilton Township upon majority vote do hereby authorize the adoption of this resolution upon its first reading.

Section 6. This Resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, and welfare of the Township. The reason for the emergency is to provide for safe and habitable properties in the township.

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

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

Resolution adopted this 6th day of May 2026

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 May 6, 2026

Date: _____

Leah M. Elliott, *Fiscal Officer*



Office of Township Administrator
5/6/2026 Trustee Meeting

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

Motion to approve an agreement with Allscape Property Services LLC for the maintenance of Striker Road medians in the annual amount of \$17,550.

Striker Road is a Township thoroughfare that has four or five different subdivisions in Hamilton Township and South Lebanon that have entries off it. Over twenty years ago landscape medians were constructed within the center of the Township right-of-way. The Township never had to maintain the landscaped medians as the HOA of one of the adjacent subdivisions contracted with a landscape company to maintain the medians. Unfortunately, the Warren County Engineer's Office did not have one of the subdivision developers or HOAs sign a perpetual maintenance agreement. Unlike more common medians we see that are at the entrance to a single neighborhood, these medians on Striker abut numerous neighborhoods.

The total linear feet of the islands are almost half a mile. We are recommending a maintenance contract with the company that maintained them last year in the same amount for which they performed the work in 2025. In addition to mowing, the scope of work includes weed control in the mulch beds, adding new mulch, care of the perennials, shrubs and trees, and four fertilizations each year.



Outlook

Striker Road Landscape Maintenance Proposal - Allscape

From kevin.jablonski <allscape.dayton@gmail.com>

Date Mon 4/27/2026 2:49 PM

To Donnie Pelfrey <dpelfrey@hamilton-township.org>

 1 attachment (720 KB)

04.27.26 Striker Road 2026.pdf;

Hi Don,

Great speaking with you. Attached is the contract we had in place for Striker Road last season which did not include the areas along Grandin. We can keep the pricing the same for this year if you would like to move forward with our services. Please let me know if you have any questions or need anything else.

Best,

Kevin Jablonski CLT, Owner

Allscape Property Services LLC

938-903-2687 cell



4629 Bunnell Hill Road
 Lebanon, OH 45036
 (513) 836-3175 O
 (937) 903-2687 C
allscape.dayton@gmail.com

Landscape Maintenance Service Agreement

Date:	04.27.26
Customer Name:	Hamilton Township
Customer Contact:	Don Pelfrey
Customer Address:	7780 South State Route 48 Hamilton Township, OH 45039
Work Site Name:	Striker Road
Work Site Address:	Striker Road Hamilton Township, OH 45039
Contract Start Date:	05.01.26
Contract End Date:	12.31.26
Account Manager:	Kevin Jablonski

ITEM	SERVICE	QTY.	RATE	TOTAL	NOTES
1	Mow Turf Primary	28	\$325.00	\$9,100.00	
2	Mow Turf Secondary			\$0.00	
3	Bush Hog			\$0.00	
4	Line Trim Bed Edges	28	\$0.00	\$0.00	<i>Included</i>
5	Line Trim Hard Edges	28	\$0.00	\$0.00	<i>Included</i>
6	Mechanical Blade Hard Edges			\$0.00	
7	Weed Control Beds	28	\$70.00	\$1,960.00	
8	Weed Control Pavement/Curbs/Walks	28	\$0.00	\$0.00	<i>Included</i>
9	Horticultural Care	1	\$1,390.00	\$1,390.00	<i>Season - Shrub Pruning</i>
10	Perennial Care	1	\$310.00	\$310.00	<i>Cut Back Through Season as Needed</i>
11	Dormant Pruning	1	\$0.00	\$0.00	<i>Included</i>
12	Tree Pruning (To a Height of 15')	1	\$0.00	\$0.00	<i>Included</i>
13	Turf Pre-M, Fert, Broadleaf	1	\$475.00	\$475.00	
14	Turf Fert, Broad Leaf, Crabgrass	1	\$475.00	\$475.00	
15	Turf Fert, Broad Leaf	1	\$475.00	\$475.00	
16	Turf Fert, Broad Leaf	1	\$475.00	\$475.00	
17	Turf Fert - Dormant			\$0.00	
18	Trash Collection	1	\$0.00	\$0.00	<i>Included</i>
19	Shrub Fertilization 14-14-14			\$0.00	
20	Shrub & Shrub IPM	1	\$100.00	\$100.00	<i>As Needed</i>
21	Spring Cleanup	1	\$100.00	\$100.00	<i>Remaining Leaves, Branches, Etc.</i>
22	Mulch and Edging	1	\$2,690.00	\$2,690.00	<i>Black Dyed w/ Pre-Emergent</i>
23	Secondary Mulch			\$0.00	
24	Mulch Cultivation			\$0.00	<i>Included - Once per Season</i>
25	Summer Floral			\$0.00	
26	Fall Floral			\$0.00	
27	Leaf Removal	1	\$0.00	\$0.00	<i>Included</i>

Subtotal: \$17,550.00
 Exempt Sales Tax: \$0.00
Total Contract Amount: \$17,550.00

County:	Warren
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Contract Total:	\$17,550.00
Number of Monthly Payments:	8
Amount of Monthly Payment:	\$2,193.75
Billing Start Date:	05.01.26
Billing End Date:	12.01.25

Landscape Maintenance Service Agreement Approval:

I agree all of the services and pricing listed above are satisfactory and are accepted for the length of the specified contract.

Contract may be cancelled without penalty or charge for services not rendered for any reason by either party with 30 days written notice.

Customer or Agent	Sales Person
Name:	Name:
Title:	Title:
Date:	Date:



**Office of Public Works
4/15/2026 Trustee Meeting**

The following motion is requested by the Board of Hamilton Township Trustees from the Public Works Department:

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

- Cemetery Deed –
 - Kelly Shelly purchased Lot 623 grave 1 in Maineville Addition, deed number 2026-4
 - Robert Meyers purchased Lot 119 grave 7 & 8 in Maineville Addition, deed number 2026-5

Deed For Cemetery Lot

Rev. Code, Sects. 517.07,.14; 759.12,31

Deed Number. # 2026-4

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned Trustees of Hamilton Township, Mark Sousa and Darryl Cordrey, in the County of Warren and State of Ohio, for and in consideration of the sum of \$1200 Dollars, to us paid by Kelly Shelly Current Address: 10799 Murdock Goshen Rd. Goshen OH,45122 the receipt whereof is hereby acknowledged, do hereby **GRANT, BARGAIN, SELL AND CONVEY** to the said:

Kelly Shelly

and HIS/HER/THEIR heirs forever the following described lot or parcel of land in **Maineville Addition : Lot: 623 Grave 1** as described upon the plat of said Cemetery, on file in the office of the Administration of said TO HAVE AND TO HOLD the same to the said

Kelly Shelly

and HIS/HER/THEIR heirs, to be used for the purposes of burial only, subject to the laws of this State regarding Cemeteries and the rules an regulations of the officers having control of said Cemetery.

In Witness Whereof, We have hereunto set our hands on this 6th day of May A.D. 2026

Signed and Acknowledged in presence of

in Warren County, Ohio.

**** The State of Ohio, Warren County, ss.**

Be It Remembered, That on this 6th day of May A.D. 2026 before me, the subscriber, a **Notary Public** in and for said County, personally came the above named Trustees of Hamilton Township in Warren County, State of Ohio, and as such officers, acknowledged the signed and sealing of the foregoing conveyance to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name, and affixed my official seal, on the day and year last aforesaid.

Deed For Cemetery Lot

Rev. Code, Sects. 517.07,.14; 759.12,31

Deed Number. # 2026-5

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned Trustees of Hamilton Township, Mark Sousa and Darryl Cordrey, in the County of Warren and State of Ohio, for and in consideration of the sum of \$2400 Dollars, to us paid by Robert Meyers Current Address: 8036 Sycamore.Maineville, Oh 45039 the receipt whereof is hereby acknowledged, do hereby **GRANT, BARGAIN, SELL AND CONVEY** to the said:

Robert Meyers

and HIS/HER/THEIR heirs forever the following described lot or parcel of land in Maineville Addition : Lot: 119 Grave 7&8 as described upon the plat of said Cemetery, on file in the office of the Administration of said TO HAVE AND TO HOLD the same to the said

Robert Meyers

and HIS/HER/THEIR heirs, to be used for the purposes of burial only, subject to the laws of this State regarding Cemeteries and the rules an regulations of the officers having control of said Cemetery.

In Witness Whereof, We have hereunto set our hands on this 6th day of May A.D. 2026

Signed and Acknowledged in presence of

in Warren County, Ohio.

**** The State of Ohio, Warren County, ss.**

Be It Remembered, That on this 6th day of May A.D. 2026 before me, the subscriber, a **Notary Public** in and for said County, personally came the above named Trustees of Hamilton Township in Warren County, State of Ohio, and as such officers, acknowledged the signed and sealing of the foregoing conveyance to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name, and affixed my official seal, on the day and year last aforesaid.



**Office of Human Resources
5/6/2026 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.

- On role seasonal park crew Aiden Link effective 05/11/2026 with starting pay rate \$18.00/hour.
- On role seasonal park crew Ronald Engel effective 05/11/2026 with starting pay rate \$18.00/hour (employment contingent on pre-employment testing).

Motion to approve the 2026/2027 Township health benefits as presented.

- The Township's health benefit plan year runs July 1, 2026 – June 30, 2027.
- Medical insurance to continue with Jefferson Health Plan (JHP) consortium with UMR as the carrier.
 - The Township leverages the JHP consortium to be able to provide an individually designed self-funded benefit program while also benefiting from the cost-savings advantages of purchasing through the consortium.
 - 2026/2027 renewal plan overall increase is 15.98%:
 - Annual base funding increase of 11.17%
 - Reserve supplemental funding of 4.81%
 - The increase is based on a rise in medical claims over the past year and a half, with a gross loss ratio of 110%. The Township ran at a deficit for most of the prior plan year, in which JHP subsidized. This would not happen in traditional self-funded or fully insured market.
 - If the Township was not with JHP and was a fully insured plan, based on market renewal review, with consideration of the Township's prior loss ratio, the annual base increase would have been 35% - 40%.
- Dental insurance to continue with Ameritas Dental.
 - 0% renewal increase (this will be year 2 of a 2-year rate guarantee)
- Vision insurance to continue with EyeMed.
 - 0% renewal increase (this will be year 4 of a 4-year rate guarantee)

- Basic Life, AD&D and LTD insurance to continue with One America
 - 0% renewal increase (this will be year 1 of a 2-year rate guarantee)
- Township HSA annual contribution to remain the same.
 - \$2,340 for single (pro-rate if not employed by Jan. 1st)
 - \$4,680 for family (pro-rate if not employed by Jan. 1st)
- Voluntary benefit carriers to remain the same with One America and Aflac

Hamilton Township Fire Rescue



Memo

To: Board of Trustees

From: Jason Jewett, Fire Chief

Jeff Wright, Administrator

Date: May 4, 2026

Re: 2028 Medic Purchase- Advance from the General Fund

Gentlemen,

We are currently operating a 2008 ambulance that will need to be replaced in a couple of years when it is twenty years old. We are busy enough that we should be buying or re-chassing a medic every 5-6 years. This year we replaced the 2019 medic and now have it as a reserve. This 2019 medic unit has over 135,000 miles on it. The goal from here on out will be to keep a medic for 5-years front out, 5 years reserve, re-chassis and use for 5 years again as front out, 5 years as reserve and then completely replace. This 5-year rotation will ensure our medics are mechanically reliable and get the best use out of these units.

We have received a quote and contract for a 2028 Lifeline Ambulance for \$443,143.00. This quote includes the power cot and load system which we purchased separately for the 2025 medic. With an approximately two-year lag time for ordering a new ambulance, we are seeking the Board's approval to order a replacement soon. A 2028 ambulance would not require any money down now but instead would be paid for completely when we take delivery in 2028. To avoid paying any interest payments from an option of financing the purchase, Mr. Wright and I propose financing this through the general fund with an advance in 2028 when we receive the ambulance. The Ohio Revised Code requires that advances from one fund to another be paid back within 12 months. Within twelve months of the advance from the General Fund, the amount would be paid back to the General Fund from the EMS billing fund. This will allow us to purchase a medic with an interest-free loan and maintain adequate reserves in this fund. The EMS billing fund receives revenues on a monthly basis.

The EMS billing fund is a stable fund and in 2027 we will see an infusion of funds through the ASPP (Federal Medicaid refund program through the State of Ohio) which will see the first payments in 2027. The estimated revenue from this program is roughly \$70,000 per year for HTFR. The ASPP plus the continual increase in EMS transports will see the revenue in the EMS Billing Fund top \$1 million in the next 2-3 years.

Hamilton Township Fire Rescue



Memo

This is for informational purposes only and the request to order the ambulance will be brought back on the Board's May 20th agenda.