



TRUSTEE MEETING AGENDA 6/3/2026

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 May 20th Board of Trustees regular meeting.
- Bills before the Board

Public Comments

New Business

Resolutions

- Resolution No. 26-0603A- Authorizing the Use of Under-Speed Golf Carts on Public Streets and Highways
- Resolution No. 26-0603B- Authorizing Private Sale of Unneeded and Unfit-For-Use Property

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 employment of a public employee.

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

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

Quillan Short – 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

May 20, 2026

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

Roll call as follows:

Mark Sousa	Yes
Darryl Cordrey	Yes
Joe Rozzi	Yes

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 May 6th Board of Trustees regular meeting.

Roll call as follows:

Mark Sousa	Yes
Darryl Cordrey	Yes
Joe Rozzi	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
Joe Rozzi	Yes

Public Hearing- Text Amendments to HT Zoning Resolution

- Not permitting New Commercial Truck Parking and Off-site Semi-Truck Parking
- Regulating Lighting in residential Districts

Legal Director Yoder explained the procedures for the public hearing and requested that all individuals wishing to speak during the hearing be sworn in. The oath was then administered.

Zoning Director Cathy Walton presented the proposed text amendments to Chapters 4, 6, and 12 of the Zoning Resolution. The amendments include revisions to lighting requirements and regulations regarding off-site semi-truck and commercial truck parking facilities.

Ms. Walton explained that there are currently no lighting regulations for residentially zoned properties, and the Township has received several complaints regarding light intrusion from neighboring properties. The proposed amendment would establish lighting standards to help prevent light intrusion and would authorize the Zoning Inspector to require a lighting plan for residential projects when necessary. The amendment also proposes a maximum residential lighting height of 12 feet.

Ms. Walton further explained that the amendments would remove off-site semi-truck parking facilities from the permitted use table. The proposal would prohibit future off-site parking uses for semi-trucks and commercial trucks while also establishing clear definitions for these facilities, as well as definitions for Truck Terminals and Warehousing, Distribution, and Storage Facilities.

Mr. Sousa then opened the floor for comments in favor of the amendment. Dr. Dave Bauman, a resident on Nunner Road, stated that he has experienced intrusive lighting from a neighboring property and asked what the enforcement process would be under the proposed amendment. Ms. Walton explained that complaints would need to be submitted through the Hamilton Township Zoning Department. Upon review, the Zoning Department could require the property owner to submit a professional lighting plan demonstrating compliance with the amendment.

Another resident, who resides off Meadow Vista Drive in a tri-plex, also spoke regarding light intrusion, stating that a neighboring property has a flood light directed into his residence. He further noted that even if a fence were installed to help mitigate the issue, it would still exceed the proposed 12-foot height limitation for residential lighting structures and therefore would not fully resolve the concern under current conditions.

Mr. Dan Phipps then came forward seeking clarification regarding existing truck facilities and whether they would be affected by the amendment or grandfathered in. Mr. Yoder explained that existing lawful pre-existing uses would be grandfathered in. However, if a property owner wished to expand a nonconforming use, approval through the Board of Zoning Appeals would be required. He clarified that the amendment is intended to limit future semi-truck parking facilities.

With no one present in opposition to the amendment, the Board closed the public comment portion and entered into deliberation.

During deliberation, the Board and Mr. Yoder discussed the abandonment of nonconforming uses and informed the public that once nonconforming use is abandoned, the use rights are extinguished and may not be reestablished by a future property owner.

The Board then closed the public hearing.

Public Comments

Mr. Sousa opened the floor to public comments at 6:21 PM.

Shawn Ford, an Environmental Science educator at Little Miami, thanked the Board for taking steps to protect the character of Hamilton Township, reduce noise impacts, and address other community concerns through the proposed 12-month moratorium on data centers. He also informed the public that data centers require significant amounts of water and electricity, which he believes could have a major impact on the community.

Chip Story echoed Mr. Ford's concerns, stating that the increased demand for water and electricity associated with data centers could lead to higher utility rates and an increased cost of living for Hamilton Township residents. He encouraged the Board to consider a complete ban on data centers following the moratorium period.

With no further comments Mr. Sousa closed the floor to public comments.

New Business

Resolution No. 26-0520A- Purchase of Replacement Ambulance

Mr. Sousa made a motion with a second from Mr. Cordrey to approve Resolution 26-0520A, a resolution authorizing the purchase of a replacement ambulance to be received in 2028 and declaring the intent of the Board of Trustees to authorize a future advance from the General Fund to the Ambulance Billing Fund.

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

Resolution No. 26-0520B- Moratorium for Data Centers

Mr. Sousa made a motion with a second from Mr. Cordrey to approve Resolution 26-0520B, a resolution placing a twelve-month moratorium on the issuance of zoning permits and approvals for new data center uses in Hamilton Township, Warren County, Ohio.

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

Resolution No. 26-0520C- Approving Increase of Appropriations in the Hamilton Pointe TIF

Mr. Sousa made a motion with a second from Mr. Cordrey to approve Resolution 26-0520C, a resolution approving an increase in Township appropriations in the Hamilton Pointe TIF Fund (2902) to reconcile budgets for the calendar year 2026 and declaring an emergency.

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

Resolution No. 26-0520D- Authorizing Private Sale of Unneeded and Unfit-For-Use Property

Mr. Sousa made a motion with a second from Mr. Cordrey to approve Resolution 26-0520D, a resolution authorizing private sale of unneeded and unfit-for-use property in the Police Department.

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

Resolution No. 26-0520E- Adopting Text Amendment to chapters 4,6, and 12 of th Hamilton township Zoning Resolution

Mr. Sousa made a motion with a second from Mr. Cordrey to approve Resolution 26-0520E, a resolution adopting text amendments to Chapter 4, 6, and 12 of the Hamilton Township Zoning Resolution.

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

Motion- Approve Hamilton Township Roster as Presented

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

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

Motion- Approving the 2026/2027 Dental Insurance Benefit Renewal as Presented

Mr. Sousa clarified that at the previous meeting it was stated there would be no renewal rate increase for dental coverage; however, there has in fact been a 5% increase.

Mr. Sousa made a motion to approve the amendment of the 2026/2027 dental insurance benefit renewal as presented., seconded by Mr. Cordrey.

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

Motion- Approve Purchase of a Cemetery Deeds

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

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

Public Comments

Mr. Sousa opened the floor to public comments at 6:43 PM, with nobody coming forward public comments was closed.

Administrator’s Report

Police training will take place at Mounts Park Tuesday and Thursday mornings from 8:00–11:00 a.m., with the park closed during those times. Additional scenario-based training is also scheduled nearby on Tuesday and Thursday afternoons.

Residents are still being sought for an alternate position on the Zoning Commission and should contact Cathy Walton if interested.

Fire Department staff recently completed leadership training funded in part by a grant.

At Mounts Park, the stream restoration project continues with major milestones scheduled through October, and a litter cleanup event is planned for May 29 from 9:00–11:00 a.m.

Residents are reminded that storm-related tree issues involving power lines must be handled by Duke Energy before Public Works can respond.

Morrow-Cozaddale Road Bridge will close May 26 for about 10 weeks for rehabilitation, with school access maintained via US 22/SR 3.

Trustee Comments

Mr. Rozzi extended wishes for a happy Memorial Day to everyone

Mr. Cordrey reminded the public about the upcoming Touch-a-Truck event on June 13th and announced that Tropical Smoothie will be opening in the Township Center. He also addressed the recent fatal accident on Route 22/3, offering condolences and commending the fire department and police for their rapid response. He noted that Station 77 was fully staffed and able to respond even before dispatch issued the formal notice, emphasizing the importance of proper staffing and highlighting the critical value of first responders.

Mr. Sousa thanked Mr. Geraci for allowing the fire department to conduct a live burn training exercise on his property and for donating the structure so that personnel from both the local department and neighboring communities could benefit from the training opportunity. He also reminded residents that with school letting out for the summer, everyone should remain mindful of children playing in neighborhoods and near roadways.

Adjournment-

Mr. Sousa made a motion with a second from Mr. Cordrey to adjourn at 6:53 PM.

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



Office of Township Administrator
6/3/26 Trustee Meeting

The following motion has been prepared for the Board of Hamilton Township Trustees by the Office of Township Administrator:

Motion to approve Resolution 26-0603A – A resolution authorizing the use of under-speed golf carts on public streets and highways within Hamilton Township, Warren County, Ohio.

With the trend of golf carts within neighborhoods continuing to increase in suburbs throughout the country, it is suspected that several hundred are owned within Hamilton Township. We have had several residents reach out to see if they are allowed and had numerous questions about which traffic laws apply to golf carts.

Chief Short and I are recommending that the Board adopt a resolution that will permit the use of under-speed golf carts on public streets to increase mobility options for residents but include standards requiring drivers to adhere to specific Township regulations, traffic laws and other safety requirements. Drivers will need to ensure that the vehicles are equipped with proper safety features, including headlights, taillights, and turn signals. Owners will need to have the vehicles inspected by the Hamilton Township Police Department. After the cart passes inspection, they will then need to register the cart with the Ohio Bureau of Motor Vehicles. We are proposing that the carts only be permitted to be operated on local streets where the posted speed limit is twenty-five (25) miles per hour or less. Drivers will need to possess a valid driver's license and all applicable traffic laws shall apply to the driver and passengers.

The Township of Hamilton, Warren County, Ohio Board of Trustees met in regular session on June 3, 2026, at 6:00 p.m. at Hamilton Township, Warren County, Ohio, with the following Trustees present:

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

Mr. _____ presented the following Resolution and moved its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY, OHIO
RESOLUTION NUMBER 26-0603A**

**A RESOLUTION AUTHORIZING THE USE OF UNDER-SPEED GOLF CARTS ON
PUBLIC STREETS AND HIGHWAYS WITHIN HAMILTON TOWNSHIP,
WARREN COUNTY, OHIO**

WHEREAS, Ohio Revised Code Section 4511.214 authorizes local authorities to permit and regulate the operation of under-speed vehicles, including golf carts, on public streets and highways within their jurisdiction;

WHEREAS, Ohio Revised Code Section 4511.215(B) permits local authorities to establish additional requirements governing the operation of such vehicles on township roadways; and

WHEREAS, the Board of Trustees of Hamilton Township recognizes the increased use of golf carts within the community and the desire of residents to operate them legally on certain township roadways;

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

SECTION 1. *Authorization.* The operation of under-speed vehicles, as defined by Ohio Revised Code Section 4511.214(A), including golf carts, is hereby authorized on any public street, road, or highway within Hamilton Township where the posted speed limit is twenty-five (25) miles per hour or less, provided the operator complies with all applicable provisions of the Ohio Revised Code and this Resolution.

SECTION 2. *Driver and Vehicle Requirements.* All operators of golf carts authorized under this Resolution shall:

- A. Possess a valid driver’s license; and
- B. Operate the vehicle in accordance with all applicable traffic laws; and

- C. Ensure the vehicle is properly registered, insured (if required), and compliant with Ohio law.

SECTION 3. *Inspection Requirements.* All golf carts operated pursuant to this Resolution shall:

- A. Successfully complete an inspection in accordance with Ohio Revised Code Section 4513.02; and
- B. Meet all safety standards required by the Ohio Department of Public Safety prior to operation.

SECTION 4. *Additional Safety Requirements.* Pursuant to the authority granted under Ohio Revised Code Section 4511.215(B), Hamilton Township establishes the following additional requirements:

- A. Each vehicle shall be equipped with two functioning rear taillights;
- B. Each vehicle shall be equipped with two functioning brake lights; and
- C. All required lighting shall comply with the applicable provisions of the Ohio Revised Code.

SECTION 5. *Compliance.* All golf carts operated under this Resolution must comply with:

- A. All applicable sections of the Ohio Revised Code;
- B. All state and local traffic laws; and
- C. Any additional safety regulations promulgated by the Township.

BE IT FURTHER RESOLVED, that all formal actions of the Board of Trustees concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of the Board of Trustees that resulted in this formal action occurred in meetings open to the public in compliance with all legal requirements.

BE IT FURTHER RESOLVED, that this Resolution shall take effect at the earliest time permitted 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 _____
Joe Rozzi –	Aye _____	Nay _____
Mark Sousa –	Aye _____	Nay _____

Resolution adopted this 3rd day of June, 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 on June 3, 2026.

Date: _____

Leah M. Elliott, *Fiscal Officer*



Office of Chief of Police
06/3/26 Trustee Meeting

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

Motion to approve Resolution 26-0603B, 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 June 3, 2026, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

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

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 26-0603B**

**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>
2000	Mazda	Protégé	JM1BJ2228Y0221695
2014	Volkswagen	Jetta	3VWD17AJ1EM265784

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:

Joseph P. Rozzi -	Aye _____	Nay _____
Mark Sousa -	Aye _____	Nay _____
Darryl Cordrey -	Aye _____	Nay _____

Resolution adopted this 3rd day of June 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 June 3, 2026.

Date: _____

Leah M. Elliott, Fiscal Officer