

Hamilton Township Trustee Meeting

July 20, 2022

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

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 and accept the tapes as the Official Meeting Minutes of the July 6, 2022, Trustee Meeting.

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

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve the clerk's journal and accept the tapes as the Official Meeting Minutes of the July 13, 2022, Special Trustee Meeting.

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

Presentations

Warren County Community Services spoke about their mission stating that their program started in 1967 working with low-income families offering several types of assistance with developmental delays, therapeutic intervention, housing complexes/affordable housing. They also offer an elderly services program that cover care management and transportation. There is an adult and high school work program as well as a volunteer program. They have recently decided to restart their friendly visitors/care program for those individuals' seeking relief from social isolation.

Public Comments

Mr. Rozzi opened the floor to public comments at 6:16pm.

No comments were made; therefore Mr. Rozzi closed the floor to public comments at 6:16pm.

Human Resources

Human Resources Manager, Ms. Kellie Krieger, requested a motion to update the Hamilton Township roster as presented to the Board.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve the roster update.

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

New Business

- **Motion:** Designation of Major or Minor Modification for development known as St. Zachary's Haven located at 3364 St. Rt. 22 & 3, Morrow, OH 45152.

Zoning Administrator, Ms. Lindsey Gehring gave a brief presentation stating that staff is requesting that the Board of Trustees make the determination that a change in building size for the pole barn/meeting hall is a minor modification to the Stage 2 PUD approval, or a major modification to the Stage 2 PUD Approval for St. Zachary's Haven. Ms. Gehring reviewed the criteria to consider for the determination referencing *Hamilton Township Zoning Code Section 5.5.8.D*. This development was granted rezoning from M-2 Heavy Industrial to R-3 Multi-family with a PUD by the Trustees on June 2, 2021. Stage 2 and 3 final plans were approved for the facility August 4, 2021. This is a facility to assist those struggling with addition to transition into everyday life but will not be a detox facility. During Stage 2 and 3 the dimensions for all buildings were reviewed and at that time, the exiting barn was set to be replaced by a 20' x 30' (600 sq. ft.) pole barn/meeting room. The applicant is proposing a change in the space to consist of an 1800 sq. ft. meeting area, 755 sq. ft. storage area, 768 sq. ft. lean-to area, and a 200 sq. ft. porch area. This brings the total square footage to 3,528 sq. ft. with an occupancy maximum of 99 individuals. The space will be used as a meeting room but will also house farm animals for the property.

Mr. Rozzi asked for clarification on the decision.

Law Director, Mr. Ben Yoder explained that they are being to decide if this is a major modification based on the criteria which would have to go back through meeting processes, or if this is a minor modification that staff could approve.

Mr. Rozzi invited the applicant to speak.

Ms. Donna Pike explained that they are increasing the size because they need to meet the requirements to receive State Certification. People in their facility cannot receive therapy in the home, so they have to have a meeting space. They were not aware of this at the time of the original approval. They would like to maximize the space to store farm equipment, set up a shop, hold an office, and house farm animals.

Mr. Rozzi believes that due to the criteria, this is a major modification as they are increasing the previously approved sizing by more than 10%.

Mr. Dunn stepped forward to speak as the farm manager for St. Zachary's Haven. He asked how this determination is made.

Mr. Yoder reviewed the steps and processes associated with PUD developments. He also explained section 5.5.8.D. which stipulates that the Trustees have to decide if any changes to the previously approved plans are major changes, or if they are minor changes. One of the stipulations for deeming this a major modification is the 10% increase in non-residential floor area. Since the code lists those specific criteria, that is what we are legally bound to follow.

Mr. Centers explained that we are in the middle of a re-write for the zoning code to potentially change processes such as this.

Mr. Sousa asked if we consider each individual building or if we consider all buildings approved on site. He asked if we could gather rough dimensions for all of the buildings.

Ms. Gehring stated that all buildings on the site plan had dimensions that were reviewed and approved at the proper stages.

The Board asked the applicant about the approved buildings from the site plan.

Mr. Rozzi asked if we could take a recess to gather and review all of the additional building dimensions for consideration.

Mr. Rozzi made a motion with a second from Mr. Cordrey to take a brief recess 6:34pm.

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

Mr. Rozzi made a motion with a second from Mr. Cordrey to return from the recess at 6:43pm.

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

Mr. Yoder gave a brief explanation of the dimensions of all buildings and how we were trying to consider the percentage of expansion.

Ms. Gehring stated that the approved non-residential structures calculated to 2,481 sq. ft. including the 600 sq. ft. barn/meeting space. If we look at 10% of 2,481 sq. ft., they would only be able to expand an additional 248 sq. ft. We are looking at a 1,047 sq. ft difference in sizing which is over the 10% allotment.

Mr. Yoder doesn't see a way that this can be interpreted in a way that gets around the 10%.

Mr. Rozzi made a motion with a second from Mr. Cordrey deciding of a major modification to the St. Zachary's Haven development located at 3364 State Route 22&3, Morrow, OH 45152.

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

- Motion: Allowing Administrator to enter into contract with CUC, LLC for Joint Fire Training Tower

Mr. Centers explained that this motion will allow him to enter into contract with Cincinnati United Contractor, LLC for the Fire Training Tower. The Board had originally approved \$639,000 split evenly with Deerfield Township. When the procurements came back, only two submitted and were \$670,000 due to inflation. Grading came down to CUC, LLC. Soil stabilization had to be added since Marr Park is so wet. They budgeted \$33,000 additional for soil and lime stabilization. There was an option to go in and treat it which was cheaper. There will be substantial water amounts dumped on this location, so we wanted to do it right which got us into lime stabilization. This will most likely only need 4-6 inches of stabilization, but they budgeted for 12 inches. The contract is included in the Board's packet stating that the project will not exceed \$698,000 total.

Mr. Sousa asked if the installation of a water line was included in this price by a 3rd party.

Mr. Centers explained that was an alternate that is not included and will not further impact the price.

Mr. Cordrey asked if the timeline is now closer to February 2023.

Mr. Centers explained that is correct. It was originally planned for December of this year but got pushed.

Mr. Rozzi made a motion with a second from Mr. Cordrey to allow the Administrator to negotiate and enter into agreement with CUC, LLC for construction of the Fire Training Tower not to exceed the total cost of \$698,000.

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

- Resolution 22-0720: Creation of One Ohio Opioid Fund

This was a class action lawsuit by multiple jurisdictions across the State of Ohio against pharmacies over-prescribing opioids. We were part of the lawsuit and now they are delegating out the funds. This will be in 18 equal payments of \$3,900. We have to create a fund for this money to go into. Once we receive all payments, we will bring it back for an appropriation into the Police Department's budget for anything drug/law enforcement related.

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve Resolution 22-0720.

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

- Resolution 22-0720A: Increase in Appropriations (General Fund)

Mr. Centers explained that this is in relation to an unemployment compensation claim that was made to the Hamilton Township General Fund in the approximate amount of \$11,000.00.

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve Resolution 22-0720A.

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

- Resolution 22-0720B: Increase in Appropriations (Road and Bridge)

Mr. Centers explained that this is in relation to a pending compensation claim to the Hamilton Township Road and Bridge Fund in the approximate amount of \$13,600.00.

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve Resolution 22-0720B.

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

- Resolution 22-0720C: Increase in Appropriations (American Rescue Act Plan)

Mr. Centers explained that we got our second draw for the ARPA funds in the amount of \$1,253,481.29 for a total amount of \$2,497,033.49. This was appropriated to allow spending which we have largely discussed for EPA mitigations at Mounts Park as well the extension of Towne Center Blvd. Those of course will come back before the Board.

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve Resolution 22-0720C.

Roll call as follows: Joe Rozzi Yes

Mark Sousa Yes
Darryl Cordrey Yes

Administrator’s Report

- Grandin Road closure will occur the first week in August and go through November for the bridge reconstruction.
- The sunflower field at Mounts has been planted. Ward + Thornton has taken complete ownership of the planting and we appreciate their partnership.
- We have teamed with Wreaths Across American again. We will be putting out information soon. We need upwards of 480 wreaths for our veterans in our cemeteries this year around Christmas.
- Paving started today around the Township.
- We have sent Public Works crews and Fire crews to Goshen Township every day since the tornado hit. Our Police have also covered a few beats during shifts. They have pulled out their Emergency Command Center and they are starting to get back to normal as much as they can.
- An opportunity came up and Mr. Centers wanted to see if the Board wanted a work session about it; a land purchasing company made a formal bid for \$341,250 to purchase the entirety of Marr Park with a deadline on the offer for August 8th. Does the Board want to discuss this?
 - o All three Board members turned it down.

Fiscal Officer’s Report

Mr. Weber explained that this report is through June putting us at 50% thru the year. Expenditures are at 40% of the approved budget. Revenue is at 48% received which is approximately \$7.6 million. We currently have a cash balance of \$16.9 million.

Trustee Comments

Mr. Sousa thanked all departments for the cooperation with Goshen over the last few weeks.

Mr. Cordrey echoed sentiments and thanks for the help with Goshen. He also mentioned keeping Officer Ney with Clearcreek Township in everyone’s thoughts and prayers. He mentioned that National Night Out will be held on August 2, 2022, at 6:00pm at Oeder’s Lake. Picnic in the Park will be August 6th at Mounts Park.

Mr. Rozzi asked expressed sentiments for the support of Goshen Township. He hopes everyone can make it to National Night Out!

Adjournment

With no further business to discuss, Mr. Rozzi made a motion, with a second from Mr. Cordrey, to adjourn at 7:08pm.

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