

Hamilton Township Trustee Meeting

September 6, 2023

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

Roll call as follows:

Joe Rozzi	Yes
Mark Sousa	Yes
Darryl Cordrey	Yes

The *Pledge of Allegiance* was recited by all.

A motion was made by Mr. Sousa, with a second by Mr. Rozzi, to approve the clerk's journal and accept the tapes as the Official Meeting Minutes of the August 16, 2023, Trustee Meeting.

Roll call as follows:

Mark Sousa	Yes
Joe Rozzi	Yes
Darryl Cordrey	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:

Darryl Cordrey	Yes
Joe Rozzi	Yes
Mark Sousa	Yes

Fire Fighter Recognition Ceremony

Fire Chief Jewett recognized Luke Dressler, awarding him the Meritorious Service Award for removing an entrapped resident from a burning house without assistance on August 26, 2023. After rescuing the resident from the basement, he regained access to the house, completing a search to ensure no other residents were in danger. He not only showed necessary Fire Fighter skills but also the necessary willingness to warrant a successful rescue.

Fire Fighter Swearing Ceremony

Fire Chief Jewett welcomed Nate denOuden as Hamilton Townships newest Full-Time Fire Fighter. Nate is a graduate from Goshen High School and attended Scarlet Oaks Fire Academy. He started as Part-Time Fire Fighter with Hamilton and Goshen Township as of January 2022. Chief Jewett administered the oath as a full-time Fire Fighter Medic to denOuden.

Chief Jewett introduced Tyler Kinman starting his career after completing the fire academy in 2014. Kinman's career has ranged from hospitals, private ambulance companies, full and part-time firehouse positions, joining our team from Turtlecreek Township. He completed paramedic school in 2022 and has received many commendations including the Lifesaver Award presented by Atrium Medical Center. During this time, Tyler is supported by his wife Amanda, and three children. Chief Jewett administered the oath as a full-time Fire Fighter Medic to Tyler Kinman.

Jonathan Schmidt has 17 years of experience as a firefighter in the state of Kentucky, where he earned multiple certifications including Fire instructor, Hazmat Technician and Confined Space Rescue Technician. He was one of the founding members of the Grant County Firefighter Honor/Color Guard, where he served as a drill instructor. Jonathan is married to Jessica, and they have 3 beautiful children ages 12, 7 and 1, with another child on the way. On his off days, Jonathan manages a small construction company. Chief Jewett administered the oath as a full-time Fire Fighter Medic to Jonathan Schmidt.

Jason Brown has been in the fire service for over 20 years and started part-time at Franklin FD and was later promoted to part-time lieutenant. Jason started at Hamilton Township in December of 2014 and went full-time in 2020. During his time in service, Jason has obtained his Paramedic, Fire Inspector, Fire Instructor, Live Fire Instructor, CE Instructor, and Haz Mat Tech certifications. Jason is married to Jenny, and they have 5 sons' total, and 2 grandsons. In his of time, Jason enjoys going to the shooting range, attending soccer, football, and baseball game, and going to the gym. Chief Jewett administered the oath promoting Fire Fighter Jonathan Schmidt to Lieutenant.

Josh Myers has been in the fire service for 17 years. Josh is a third-generation firefighter, His grandpa Jerry retired after 31 years, and his dad Gary retired after 41 years on the job. Josh has been with Hamilton Township since 2014 and full-time since 2019. Josh is married to his wife Amanda, and they have two children, Maddie who is 14 and Nate who is 25. Chief Jewett administered the oath promoting Fire Fighter Josh Myers to Captain, and then the Board took a brief intermission for the family to take pictures etc.

Public Hearing- Zone Change Striker Road

Mr. Sousa opened the floor to public comments at 6:20 pm.

Hamilton Township's Planning and Zoning Director, Cathy Walton presented the Board a slideshow with the plan and recommendations for a PUD presented at the BZA Hearing on August 14th, 2023, by the applicant, Mr. Mark Hilderbrand. Mr. Hilderbrand is requesting a

change from M-2 to R-3 zoning for 6177 Striker Road to accommodate 12-unit single-level condominiums. Currently the property has been approved for a M-2 Wedding Venue

Mr. Sousa welcomes the Applicant to address the Board.

Mr. Hilderbrand: He understands the PUD process that is recommended by the Board of Zoning Appeals. Also, he agrees with the surrounding residence as they stated in previous hearings, that R-3 is a better option than a M-2 Wedding Venue.

Mr. Sousa: Asks Mr. Hilderbrand if there will be 12 units.

Mr. Hilderbrand: Confirms 12 deeded units and will be consistent with neighboring developments.

Mr. Sousa: Questioned if Mr. Hilderbrand can restrict residence to 55 years and older.

Mr. Hilderbrand and Mr. Ben Yoder (Hamilton Township Law Advisor) both confirmed you can no longer restrict residence based on age in Ohio.

Mr. Sousa asks the timeline for the development to Mr. Hilderbrand

Mr. Hilderbrand: States sooner than later

Mr. Rozzi: Asks Ms. Walton if there is a requirement of green space from Zoning.

Ms. Walton states no site plan has been submitted at this point, only a concept plan.

Mr. Rozzi questions the assumption of 12 units on the 1.9 acres.

Mr. Hilderbrand confirms the number of units will be determined by the survey and engineers' findings.

No further questions from the Board of Trustees.

Mr. Sousa opens the floor to those who are opposed to the zoning change from M-2 to R-3.

Ms. Jennifer Brandon: Her family has lived on the property northeast of 6177 Striker Road for the last 100 years. She is concerned about the land site, access point, tree removal, the increase in traffic, and development being 10 feet to her rural farm.

Mr. Rozzi: Questions Ms. Walton if there is a 10' set-back and reiterates to Ms. Brandon no site plan has been submitted.

Ms. Walton confirms 10' set-back from property line.

Mr. Sousa asks Ms. Brandon if she would rather have the approved wedding venue or residential next to her property.

Ms. Brandon stated she wanted to keep the area rural-residential and opposed to multi-family and a wedding banquet.

Mr. Sousa opens the floor to those who are in support of the zoning change from M-2 to R-3.

Mr. Michal Fulton: He resides close to the land that is requesting rezoning. He advocates for residential character be kept, reflecting what is alongside Striker Road. Mr. Hilderbrand's project will blend in perfectly and be identical to the Heritage at Miami Bluff. He believes Mr. Hilderbrand has been flexible and reasonable with all involved opposing the project.

Winston Conchran: Lives next to the access road to the Water Plant, back of his house facing the trees that are on the property. He empathizes with Ms. Brandon about the removal of trees, and he too enjoys watching them. However, it's inevitable that something will get built there eventually and would rather have a small residential development reflecting HMB instead of a wedding venue.

Mr. Sousa opens the floor to those who are neutral or have questions regarding the zoning change from M-2 to R-3.

Mr. Van Miersch: Wants reassurance if in the event there is a PUD for the property, checks and balances will take place for the condominium build out.

Mr. Yoder: Explains next steps, in the event the property is rezoned.

Mr. Cordrey: If R-3 is approved the builder must abide by the PUD.

Ms. Walton: If rezoned, a site plan review will be done by Hamilton Township Zoning.

Mr. Sousa closed the floor to public comments at 7:00 pm

Mr. Yoder: Explains to the Board that legally they cannot require the applicant to do a PUD. He is also not sure if that is the best approach if there will be additional fees for the new changes.

Ms. Walton: Confirms additional fees if the applicant submits a PUD and will have to go through the Residential Planning Committee and Board of Trustees, original stage 2, and stage 3.

Mr. Cordrey: Problem with rezoning is inconsistent with Hamilton Township's Current and Future Comprehensive Use Plan, and inconsistent with the philosophy of the Board promoting economic development. Struggle with setting the precedent that we are going to give up commercial manufacturing M-2 property for residential that we are so limited already. If zoning is changed, in 2-3 years the same conversation will take place with new residence of the condominiums not wanting M-2 behind their property.

Mr. Sousa: Where the Board wants to see economic development is in visible commercial business areas. Although this area is deemed a commercial district, the commercial properties are serving only as utilities and surrounded by residential.

Mr. Cordrey: If the zone were all changed to residential from M-2, following north to Grandin Street, he would be for the change that it is consistent for the Future Use Plan.

Mr. Rozzi: If changed it only applies to one property and not the existing M-2 surrounding property. If the owners of the property do not want to change their zoning, a big company can come along and build there.

Mr.: Sousa: If the neighbors sold their parcels and Mr. Hilderbrand sold his, would we want to have a semi-truck service center or a residential? I think I know what the obvious answer would be.

Mr. Cordrey: Disagrees with Mr. Sousa and sees a potential new tax structure.

Mr. Rozzi: The property owners may not want to change their property zoning at this moment. In favor of a PUD for this property, understanding that surrounding properties may request R-3 or residential in the future. Mr. Rozzi understands Mr. Cordrey's concern about rezoning the entire property to R-3 due to the limited M-2 within the township.

Mr. Sousa: Questions if that should that be applied to every scenario or just this piece of property. He would rather see a single-family home if that was his choice.

Mr. Cordrey: Putting a single-family home would fit the Future Land Use.

Mr. Rozzi: Questions about the development's size on the lot not accommodating the applicant's plan.

Mr. Sousa asked Mr. Hilderbrand if he had any questions regarding the steps following the denial of the map rezoning.

Mr. Hilderbrand: Understands the next process will be a PUD.

Mr. Sousa made a motion with a second from Mr. Rozzi to recommend denial of map rezoning for 6177 Striker Road from M-2 to R-3.

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

New Business

Mr. Sousa opened the floor to public comments at 7:25 pm.

Mr. Ray Warick congratulates Mr. Rozzi for the 47th Labor Day Fireworks Show. He wants to bring awareness of books that are being sold in the local school district that contain derogatory language and sexual content to the Board of Trustees.

The Board of Trustees accepted copies of the book for review.

- Resolution 23-0906A: Increase in appropriations for Kroger TIF

Mr. Steve Pegram: Resolution is a follow-up for earlier this year the Board advanced \$100,000 from the General Fund to the Kroger TIF to start Phase A Construction but only appropriated

\$50,000. We have paid for right-of-way access and other work that is being done. Now requesting the additional \$50,000 of the \$100,000 that is in the account.

No questions or comments from the Board of Trustees

Mr. Sousa made a motion with a second from Mr. Rozzi to approve Resolution 23-0906A.

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

- Resolution 23-0906B: Increase in appropriations for various departments and funds

Mr. Sousa made a motion with a second from Mr. Rozzi to approve Resolution 23-0906B.

Mr. Pegram: First two are increases are for the Public Works Department, asking to appropriate funds from the unencumbered funds for the Salt Truck that was approved last year. Next items are for the Fire/EMS changes in health care plan, as well as the \$20,000 FEMA Grant for training.

No questions or comments from the Board of Trustees

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

- Resolution 23-0906C: Official Certificate of Revenue for FY2024

Mr. Sousa: Ellen Horman attended the County's Estimating Revenue Meeting, given a official certificate that states the estimated revenue for the coming fiscal year is 11 million, which is the current level of property tax from the county.

No questions or comments from the Board of Trustees

Mr. Sousa made a motion with a second from Mr. Rozzi to approve Resolution 23-0906C.

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

- Resolution 23-0906D: Tribute at Hamilton Township TIF

Mr. Pegram: Resolution E & D are related to what was considered the “Walmart Property” which is no longer. A year ago, it was approved for mixed use of apartment buildings and commercial lots (26.9 acres). TIF Agreement is to build Private and Public infrastructures on the property, especially Town Center Boulevard Extension, overlay, streetlights, sewage, water, drainage, and part of Road A which is part of the Hop Town Plan. It’s a 10 year, 75% TIF on the improved property values. The bonds are going through the Warren County Port Authority just as we did with Kroger and Adam Seely from Bricker and Eckler is here tonight to answer any questions the Board of Trustees may have. Adam handled the negotiations on behalf of the Township with the developers and the port authority.

Mr. Sousa: Asked Adam a couple questions before the meeting. Asked if Mr. Rozzi or Mr. Cordrey had any questions.

Mr. Sousa: States that this is a 10-year TIF, unlike the Kroger which is a 30-year TIF. The county in addition to the schools will receive 25% of the normal revenue during the 10-year period. Confirms statement with Mr. Yoder.

Mr. Yoder confirms.

Mr. Sousa made a motion with a second from Mr. Rozzi to approve Resolution 23-0906D.

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

- Resolution 23-0906E: Tribute at Hamilton Township Cooperative Agreement

Mr. Sousa made a motion with a second from Mr. Rozzi to approve Resolution 23-0906E.

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

- Resolution 23-0906F: Surplus items from the Fire/EMS Department

Chief Jewett: Surplus items such as cots and misc. fire supplies will be donated to the Warren County Carrer Center.

Mr. Sousa made a motion with a second from Mr. Rozzi to approve Resolution 23-0906F.

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

-Motion: Motion to approve the sale of a cemetery deed

Mr. Sousa made a motion with a second from Mr. Rozzi to approve the purchase of a cemetery deed.

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

Human Resources

- Motion: Motion to amend the employee roster of Hamilton Township as presented.

Mr. Sousa made a motion with a second from Mr. Rozzi to approve the employee roster of Hamilton Township as presented.

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

Trustee Comments

Mr. Rozzi: Thanked Steve Pegram for his service with Hamilton Township as the Administrator.

Mr. Cordrey: Also wants to thank Mr. Pegram for his hard work, insight, and passion for the Fire Department which gave a unique perspective. Appreciative of his time and it's a well-deserved retirement. Welcome Heather Murdock to the team. Shout to the Little Miami Food Truck Event. It was a great event, got his favorite funnel cake from Funnel Vision! Great to see the high school band there and have the kids involved. Encourages residents to attend the F.A.R.M. Club Old Machinery Days at Oeder's Lake next weekend.

Mr. Sousa: Echoed what the others said about Mr. Pegram, wishing him the best. He also received positive comments about the body cam videos and thought it was interesting seeing how

the event unfolded and watching how the Fire and Police responded to the August 27th house fire. We now have the first K9 unit in training. Thanks to the Citizen Police Academy that has a alumnus that participates in fundraising for the K9s, because of them we will be able to bring the dog in and will not be an expense to taxpayers for a while.

Administrator's Report

Mr. Pegram: Appreciate the opportunity to work at Hamilton Township, it was shorter than anyone, including myself expected. He follows the principles of faith, family, and friends. While in this position, realized more and more the things that he is passionate about everyday is his church, church family, and personal family. As Mr. Cordrey alluded, he is more passionate about Fire and Ems more than any other area of township government so he will be focusing his time on teaching, writing, and consulting. He was blessed to be able to get into government work straight out of high school and continuing for over 30 years. He now can take his pension from the state of Ohio and enjoy the things he is most passionate about. He has made wonderful friends while working in Hamilton Township and committed to the Board and staff to make a smooth transition.

Fiscal Report

Mr. Weber: Mr. Pegram did a great job, with the ability to boil down situations. It was a pleasure working with him, appreciating his values, and wishing him a happy retirement.

July 2023 Fiscal Report- To date, 47% has been spent of the budget totaling \$8.9 million. Unencumbered funds consist of General Funds with \$1.2 million, Gas Tax \$800,000, Road & Bridge \$1.6 million, Police \$2.8 million, ARPA \$1.1 million, and Fire/EMS at \$2.3 million, leaving us with a cash balance of \$10.7 million. Revenue to date is \$9.4 million.

Executive Sessions-Motion to adjourn into executive session at 7:56 pm in accordance with ORC 121.22(G)(I) to discuss appointment, employment, and compensation of a public employee.

Mr. Sousa made a motion with a second from Mr. Rozzi to adjourn the executive session in employment compensation of a public employee.

Roll call as follows:

Mark Sousa	Yes
Joe Rozzi	Yes
Darryl Cordrey	Yes

Mr. Sousa made a motion with a second from Mr. Rozzi to come out of Executive Session at 8:47 pm.

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

- Motion: Motion to approve a three-part oral motion pertaining to Steve Pegram: (I) accepting resignation with a 9/16/23 effective date; (II) authorizing a payout of 240 sick leave hours; and (III) authorizing Mr. Sousa (Board President) to enter into an agreement with Mr. Pegram, subject to Ben Yoder's (Law Director) to review and approve, whereby Mr. Pegram waives all other interest he may have in any remaining sick time.

Mr. Sousa made a motion with a second from Mr. Rozzi to approve the motion to approve a three-part oral motion pertaining to Steve Pegram

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

- Motion: Motion to approve a supplemental employment agreement between Hamilton Township, Warren County Ohio and Scott Hughes to serve as interim Township Administrator effective September 17, 2023,

Mr. Sousa made a motion with a second from Mr. Rozzi to approve the Motion to approve a supplemental employment agreement.

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

Adjournment

With no further business to discuss, Mr. Sousa made a motion, with a second from Mr. Rozzi, to adjourn at 8:48 pm.

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