

Hamilton Township Trustee Meeting

September 7, 2022

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

The *Pledge of Allegiance* was recited by all.

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to amend by change in title and approve the clerk's journal and accept the tapes as the Official Meeting Minutes of the August 17, 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 bills as presented before the Board.

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

Mr. Rozzi read an excerpt about Lily Ratliff and her athletic accomplishments.

Public Comments

Mr. Rozzi opened the floor to public comments at 6:05pm.

Mr. Rozzi closed the floor to public comments at 6:05pm.

Human Resources

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

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve the proposed position.

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

Public Hearing for proposed Fire Training Tower

Opened at 6:06 pm

Swearing in of Staff and Township residents occurred.

Staff Report was given by Ms. Gehring.

Proposed site: 912 Nunner Road, Maineville, OH 45039.

Owner: Trustees of Hamilton Township, 7780 S. State Route 48, Maineville, OH 45039.

Applicant: Cincinnati United Contractors, 7143 E. Kemper Rd, Cincinnati, OH 45249

Spokespersons: Cincinnati United Contractors

Size: 93.172 Acres

Zoning: Township Park

Request: Site Plan Review for Hamilton Township/ Deerfield Township Joint Fire Training Tower

History: The subject property is known more popularly as Marr Park. The farm was generously donated to the people of Hamilton Township by the Marr Family in 2009. The Hamilton Township Trustees quickly adopted a master plan for the park in 2010 and graded 13 soccer fields the following year. The fields provide space for hundreds of kids to practice and play throughout the season.

Project Summary: The Applicant seeks approval of a Site Plan Review for construction of a joint fire district training tower.

Project Description: Cincinnati United Contractors is proposing to construct a 4 story, metal building to be used for Fire Department training scenarios. This tower will be constructed on a gravel base located in the middle of the park. This will give our Fire Department opportunities to train with mutual aid departments. It will be used during daytime hours when patrons are less likely to be utilizing the Township Park.

Current Zoning of the Township Park is as follows:

North: R-2 Two Family Residence Zone
South: R-1 Single Family Residence Zone
East: R-1 Single Family Residence Zone
West: R-2 Two Family Residence Zone
R-3 Multi-Family Residence Zone

Staff recommended approval of proposed site & plans as it compliant with all zoning codes.

No one in favor of the project came forward to speak.

Township residence came forward in opposition:

Dr. Dave Baughman however he was not necessarily opposed to a Fire Tower. He was opposed to the location of the tower being inside Marr Park. He had concerns of the tower not following the future plans that had been outlined in an article in 2010 as well as the 2020 property projection of master plan for Marr Park. He was also concerned that this project did not fall in line with the Marr Family Will as he stated Mrs. Marr wanted this to be a nature park.

Ms. Jennifer Gatton was concerned how this addition to the park would impact the property value of her home. As well as the possible noise and smoke that could come from the proposed Training Tower.

Mr. Rick Moore was concerned with the possibility of air pollution, noise as well as the proposed Training Tower being consistent with The Marr Family Will.

Dr. Coleman was concerned about the proposed Training Tower being consistent with The Marr Family Will. As well as road access for Fire Department equipment, protection for properties in the area and safety parameters for neighbors.

Ms. Lynn Ratliff was concerned that our on duty Fire Fighters currently have to go out of our area to train. She also stated how if we moved the proposed Training Tower somewhere else in the district residence would be even closer to the Training Tower.

Dr. Dave Baughman returned to podium to state that in the Marr Family Will it was amended to say all 149 acres would remain dedicated park.

Opposition comments closed at 6:37 pm

Applicant addressed opposition concerns starting at 6:37 pm

Mr. Centers noted that they are all valid points and had all been considered when the Training Tower was proposed. He then addressed all questions raised by Hamilton Township Residents.

- Mr. Centers stated the Marr Family Will was amended and they have a sufficient legal advice to move forward with this as permitted use.
- Mr. Centers referenced the comprehensive plan from 2020 and stated that it was an 18 to 24 month park plan that remains in process. This proposal was not in the works at that time which is why it was not mentioned in that plan. However, this will keep our Fire Fighters in district while training and we are able to split cost evenly with Deerfield Township Fire Department.
- Mr. Centers stated the park will be closed when an Active Burn Training is being conducted however this will not be done daily. Another site was considered but the Township only owns so much land and in our opinion was the best place for the Tower if the board wanted to move forward.
- Mr. Centers stated there will not be any infrastructure improvements regarding road. However, there are plans for drainage improvements because there will be a lot of water used.

Chief Jewett addressed the concern of how many Fire Fighters would be training at one time. He stated 4 to 7 people and 2 apparatus being used. He also stated live burns are only a small portion of the type of training that will be done, no training will be done on nights or weekends. All training will be completed by 9pm. In reference to the smoke concern it is fake smoke that is water soluble. It is governed by the NFPA they will only burn pallets and straw. They will also be bound by weather advisories no burns will happen during high winds or heat advisories.

Mr. Cordrey asked about black smoke and noise concerns.

Chief Jewett stated no black smoke will be coming from the tower. They will only burn straw, excelsior, straight wood and pallets. No lights and sirens will be used for trainings.

Mr. Sousa asked for an estimate on how many times live burns maybe done in a month.

Chief Jewett responded by saying that on a fast paced training year it would be no more than 30 days for the whole year and that would be both departments that own it.

Dr. Dave Baughman asked about opening it up for other departments to use.

Chief Jewett responded by saying they will train with mutual aid departments. He stated that this is included in the previous mentioned estimated 30 days.

Mr. Sousa asked for a deeper dive into the Will language.

Mr. Yoder explained there was the 2007 Will and then the final Will that had been amended. He explained they had run a red line between the two to see what had be changed. In the original 2007 Will it said I give 149 acres to the Township to use exclusively for park purposes and no other use what so ever. The revision took out the word exclusive and took out the no other use what so ever. Based off these changes the opinion is yes it needs to be used for a public park but no not all 149 acres need to be used exclusively for a park.

Ms. Coleman asked if this fits into a public park.

Mr. Yoder explained that this is actually zoned as R-1 Residential which it would fall under.

Mr. Rozzi stated that it has always been the intention of this board to develop its parks. He understands concerns but this is needed more than ever with upcoming development.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve the site plan as proposed

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

New Business

- Resolution 22-0907: Map Amendment and Rezoning of property located at 6307 St. Rt. 48 from R-1 to B-2

Mr. Centers explained that the next five motions (A-D) are all memorialization's of prior verbal votes by the Board of Trustees.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 22-0907.

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

- Resolution 22-0907A: Site Plan review for property located at 6386 St. Rt. 48 and 6426 St. Rt. 48

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 22-0907A.

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

- Resolution 22-0907B: PUD Stage 1 for property located on Towne Center Blvd.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 22-0907B.

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

- Resolution 22-0907C: PUD Stage 2 Preliminary Plan for property located at South State Route 48.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 22-0907C.

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

- Resolution 22-0907D: Site Plan review for property located at 8665 St. Rt. 48

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 22-0907D.

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

- Resolution 22-0907E: Increase in Appropriations (Fire & EMS Special Levy Fund)

Mr. Centers explained this is the main fund used for the Fire Department legal services. He stated that traditionally our Fire Department doesn't use many legal services at all so, the budget is very minimal. However with the fire training tower they have had to use more legal services.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 22-0907E.

Roll call as follows: Joe Rozzi Yes
Mark Sousa Yes

Darryl Cordrey Yes

-Resolution 22-0907F: Increase in Appropriations (General Fund- Zoning)

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 22-0907F.

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

Mr. Rozzi called a recess at 7:14pm

The Board came back from recess at 7:18pm

Work Session: Hamilton Township Fire Department Ladder Truck projections and purchase discussion.

Assistant Chief Berkebile explained the need for a ladder truck replacement as it was manufactured in 2006 making it 16 years old. The NFPA recommends trucks older than 15 years should be placed into reserve status due to safety standards. The time frame for delivery of a new ladder truck would be 24 to 28 months. He also explained maintenance costs, the ladder has eaten up 42% of fire maintenance budget - \$14,700 in materials. He said mechanic Ron Peak has done a lot of work on the truck the past year or so. Ron has stated that the current truck needs to be out of service in a maximum of 3 years. He also predicted there could be major mechanical failures in that time. Another concern Assistant Chief Berkebile mention was the current ladder has a height limitation of only 75 feet, which is not sufficient for the height of some of the buildings in the Township. The potential new ladder would be 107 feet.

Considerations for New Ladder Truck:

- The new ladder truck would be specifically designed for Hamilton Township; a Quint that will help with fire suppression, auto accidents as well as EMS calls.
- The two manufactures being considered have service centers with 30-40 minutes.
- Todays proposed cost is \$1,495,000 however that is projected to increase by at least 6.5% as of November 1, 2022.
- Financing is available (5, 10, 15 year) payments would start upon delivery.
- There is a pre-payment benefit which is \$50,000- \$70,000 savings if it is payed upfront. There is a performance bond put in place if they do not deliver which is built into the price of the truck.
- This truck does not include shelving. Fire Marine will install shelving as of today that price would be \$45,000. In 28 months they estimate that price to be \$75,000 due to increase of price materials.

Mr. Centers explained that there is 9 months unencumbered reserve funds.

Chief Jewett responded by saying that when they build the truck the wiring is built in. Warren County Communications supplies the radios. He also stated they would pull the mobile data computer as well as the radios from the old ladder to repurpose in the new one. Paint and emblems are also included in the price.

Mr. Rozzi asked if the Budget was sustainable if we pay upfront.

Mr. Centers explained that we sit with 9 months unencumbered and this project would take about half of it. He said that in the Fire budget it would take a while to recoup, EMS is growing faster than we expected.

Mr. Rozzi asked what the Fire Departments plans to do with the current ladder 76.

Chief Jewett said their current thought is to sell it, unfortunately 2.5 years from now he is not sure what they could get for the ladder truck. They talked to the manufactures about trading it in and they estimated \$35,000. His recommendation was to sell it to a company that buys used apparatuses. He estimated we could get somewhere \$75,000 - \$85,000 by selling it outright.

Mr. Centers said they will bring projections, numbers and interest rates to discuss again.

JEDD Update:

Mr. Centers explained they negotiated a JEDD with the Village of Maineville. It is a 30 year contract. The Village of Maineville has a 1% earnings tax from a rate of collections agency. The JEDD lets them benefit from our land and we benefit from their income tax. The properties are the Sumco property down OH-48 to the current Gallenstein property. 10% net to Maineville and 90% to Hamilton Township. The offset come from the Township providing all the services to the Village of Maineville. The Village of Maineville voted a verbal motion. Mr. Centers requested a verbal motion as well.

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

Administrator's Report

Mr. Centers welcomed Lauren Collins as new Administrative Assistant. He also welcomed Chrissy Haney as the new Administrative Assistant for Public Works.

The Fire Department hosted a training instructor's course where Chief Jewett was the trainer. That saved us $\frac{3}{4}$ of the cost. It was an extensive training, with 40 hours of classroom training, plus state modules service teaching and live fire awareness training. 10 hours of observed student teaching. 7 of our fire personnel attend and becoming state certified.

There will be an open house at Fire Station 76 October 15th from 11am – 2pm.

Wreaths across America will be coming to Maineville Cemetery December 17th at 12pm. There is a link up on the Township Facebook page.

The Memorial Garden at Mounts Park will be set in late October or early November.

The sunflower fields are growing. We are expecting them to bloom in early to mid-October.

Homearama started in Loveland. Please be mindful that traffic on 48 near Baxter will be a little more hectic than usual for the next three weeks.

There is a tire recycling event for residents on September 17th from 9 am to Noon on the backside of Testerman Park.

Little Miami Area Chambers of Commerce hosted their annual luncheon and asked Hamilton Township to come and speak on the economic development happening in Hamilton Township.

Fiscal Officer's Report

Trustee Comments

Mr. Sousa stated he has something a little different than what he would normally make in a trustee comment. He has a friend in banking, at a smaller bank who is looking to expand their lending and deposit networks. He stated a possible 2% liquid savings account that would be FDIC insured. He asked if there would be interest on a formal presentation from Citizen Federal. He also asked if Mr. Weber about bridge progress on Grandin.

Mr. Weber said he had not heard of any delays. The projected reopening is still November 1st. The bridge will not be completed then but the closures on the Grandin side will be completed.

Mr. Sousa also commented on the anniversary of Emery's passing. The family had a remembrance event in the community. Chief Hughes was in attendance, as well as Mr. Centers and other members of the Township. It was very well received and supported by the community.

Mr. Cordrey mentioned the Antique Machinery event that will be held this weekend at Oders Lake. Warren County is hosting a shredding event on September 24th.

Mr. Rozzi hopes everyone enjoys fall and football.

Adjournment

With no further business to discuss, Mr. Rozzi made a motion, with a second from Mr. Cordrey, to adjourn at 8:04pm.

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