



HAMILTON TOWNSHIP

HAMILTON TOWNSHIP ADMINISTRATION

Mark Sousa – *Board Chair*
Joseph Rozzi – *Vice Chair*
Darryl Cordrey – *Trustee*
Kurt Weber – *Fiscal Officer*

7780 South State Route 48
Maineville, Ohio 45039
Phone: (513) 683-8520

Township Administrator
Steve Pegram
(513) 239-2372

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

TRUSTEE MEETING AGENDA 09/20/2023

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 September 6th Board of Trustees regular meeting.
- Bills before the Board

Guest Speaker – Warren County Career Center

Public Comments

New Business

- **Resolution** – Resolution 2023-0920A – Increase in Appropriations in the Police Fund
- **Resolution** – Resolution 2023-0920B – A Resolution Disposing of Junk Motor Vehicles
- **Resolution** – Resolution 2023-0920C – Increase in Appropriations in the General Fund
- **Resolution** – Resolution 2023-0920D – Resolution denying a Zone Change
- **Resolution** – Resolution 2023-0920E – High Grass
- **Motion** – Then and Now Purchase Order for Kroger TIF
- **Motion** – Purchase of Cemetery Deeds

Human Resources

Fiscal Officer Report

Trustee Comments

Administrator's Report

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

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 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



Police Department
09/20/2023 Trustee Meeting

The following resolution is/are requested by the Board of Hamilton Township Trustees from the Chief of Police Scott Hughes

Motion to approve Resolution:

23-0920A a RESOLUTION APPROVING AN INCREASE IN APPROPRIATIONS IN THE POLICE MOTOR VEHICLE FUND.

This resolution will place \$67,000 in the police motor vehicle fund to cover the cost of the police cruiser recently purchased and outfitted. This cruiser was ordered over a year ago and is being paid for by the Little Miami School District through our SRO agreement. Since the vehicle is titled in the Township's name, we must pay the invoice and get reimbursed by the school district.

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on September 20th, 2023, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

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

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

**HAMILTON TOWNSHIP, WARREN COUNTY, OHIO
RESOLUTION NUMBER 23-0920A**

**A RESOLUTION AUTHORIZING AND APPROVING CERTAIN ADJUSTMENTS IN
TOWNSHIP APPROPRIATIONS IN THE POLICE DISTRICT FUND FOR CALENDAR
YEAR 2023**

WHEREAS, the Board of Township Trustees wishes to authorize and approve certain changes in appropriations in order to purchase equipment in the Police District Fund;

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

- SECTION 1.** The Fiscal Officer is hereby authorized and directed to increase the Police District Fund Line Item 2081-210-750-0000, Motor Vehicles in the amount of \$67,000.
- SECTION 2.** The Fiscal Officer is hereby authorized and directed to approve a Blanket Certificate in the amount reflected in Section 1 of this Resolution.
- 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:

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

Resolution adopted this 20th day of September 2023.

Attest:

Kurt Weber, Fiscal Officer

Approved as to form:

Benjamin J. Yoder, Law Director

I, Kurt Weber, 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 September 20, 2023.

Date: _____

Kurt Weber, Fiscal Officer



Office of Chief of Police
09/20/23 Trustee Meeting

The following motion(s) is/are requested by the Board of Hamilton Township Trustees from the Chief of Police

MOTION TO APPROVE RESOLUTION 23-0920B - 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 September 20, 2023, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

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

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

**HAMILTON TOWNSHIP, WARREN COUNTY, OHIO
RESOLUTION NUMBER 23-0920B**

**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:

Year	Make	Model	Vin:
1996	Dodge	Caravan	2B4GP44R8TR714816
2003	Toyota	Matrix	2T1KR32E63C157678
2007	Pontiac	G6	1G2ZF58B374179957
2011	Nissan	Sentra	3N1AB6AP5BL693119
2005	Nissan	Altima	1N4AL11D65C340221
2000	Honda	Accord	JHMCG5670YC024544
2019	Nissan	Sentra	3N1AB7AP3KY436145

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 20th day of September 2023.

Attest:

Kurt Weber, Fiscal Officer

Approved as to form:

Benjamin J. Yoder, Law Director

I, Kurt Weber, 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 September 20th, 2023

Date: _____

Kurt Weber, Fiscal Officer

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on September 20th, 2023, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Mark Sousa – Trustee, Chair
Joe Rozzi – Trustee,
Darryl Cordrey – Trustee

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 23-0920C**

**A RESOLUTION AUTHORIZING AND APPROVING AN INCREASE IN TOWNSHIP
APPROPRIATIONS IN THE GENERAL FUND TO RECONCILE BUDGETS FOR
CALENDAR YEAR 2023**

WHEREAS, the Board of Township Trustees wishes to authorize and approve an increase in appropriations in order reconcile budgets and appropriations for calendar year 2023;

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

- SECTION 1.** The Fiscal Officer is hereby authorized and directed to increase the appropriations for the General Fund line item 1000-110-400-0304, Supplies and Materials in the amount of \$20,500.00.
- SECTION 2.** The Fiscal Officer is hereby authorized and directed to approve a Blanket Certificate in the amount reflected in Section 1 of this Resolution.
- 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:

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

Resolution adopted this 20th day of September 2023.

Attest:

Kurt E. Weber, *Fiscal Officer*

Approved as to form:

Ben Yoder, *Law Director*

I, Kurt E. Weber., 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 September 20th, 2023.

Date: _____

Kurt E. Weber, *Fiscal Officer*



Planning and Zoning Director
09/20/23 Trustee Meeting

The following motion(s) is/are requested by the Board of Hamilton Township Trustees from the planning and Zoning Director Cathy Walton

I recommend approval of Resolution 0920D DENYING A ZONE CHANGE FROM M-2 HEAVY INDUSTRY DISTRICT TO R-3 MULTI-FAMILY RESIDENCE DISTRICT for the property located at 6177 Striker Road.

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on September 20, 2023 at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Mark Sousa- Trustee, Board President
Joe Rozzi - Trustee
Darryl Cordrey - Trustee

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 23-0920D**

**RESOLUTION DENYING A ZONE CHANGE FROM M-2 HEAVY INDUSTRY
DISTRICT TO R-3 MULTI-FAMILY RESIDENCE DISTRICT FOR THE PROPERTY
LOCATED AT 6177 STRIKER ROAD, HAMILTON TOWNSHIP, WARREN COUNTY,
OHIO 45039.**

WHEREAS, on August 14, 2023, after proper notice having been given, the Hamilton Township Zoning Commission held a public hearing to consider the application of Kevin Hildebrand, (the "Applicant") for a proposed amendment of the zoning map of Hamilton Township (the "Application"); and

WHEREAS, the application includes the real property located at 6177 Striker Road, in Hamilton Township and consists of approximately 1.931 acres and is designated by Warren County Auditor's Parcel Number 16-11-200-0130 (the "Real Property"); and

WHEREAS, the Applicant has submitted plans and specifications for the Real Property considered in the zoning amendment; and

WHEREAS, the Application is a request to change the zoning on the Real Property from "M-2 Heavy Industry Zone" to "R-3 Multi-Family Residence" zone; and

WHEREAS, on August 14, 2023, the Hamilton Township Zoning Commission recommended denial of the Application and communicated that recommendation to the Board of Township Trustees; and

WHEREAS, on September 6, 2023, after proper notice having been given, the Board of Township Trustees of Hamilton Township held a public hearing to consider the proposed amendment contained with the Application and the plans and specifications submitted; and

WHEREAS, upon conclusion of the public hearing, the Board of Trustees of Hamilton Township considered, in an open meeting, the proposed amendment to the Hamilton Zoning Map and the recommendation of the Warren County Regional Planning Commission, the Hamilton Township Zoning Commission and the testimony and evidence presented at the public hearing;

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

SECTION 1. The recommendation of the Hamilton Township Zoning Commission is hereby approved such that the Application for an amendment to the Hamilton Township Zoning Map is denied so that the zoning on the Real Property contained in the Application is hereby not changed.

SECTION 2. Any requirement that this resolution be read on two separate days is hereby waived and the resolution shall be approved upon one reading.

SECTION 5. 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 _____
Joseph P. Rozzi -	Aye _____	Nay _____
Mark Sousa -	Aye _____	Nay _____

Resolution adopted this 20th day of September, 2023.

Attest:

Kurt Weber, *Fiscal Officer*

Approved as to form:

Ben Yoder, *Law Director*

I, Kurt Weber 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 July 5, 2023.

Date: _____

Kurt Weber, *Fiscal Officer*



Planning and Zoning Director
09/20/23 Trustee Meeting

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

Motion to approve Resolution:

23-0920E a RESOLUTION DECLARING PARCELS 16044280030 and 16044280010 ON HILDEBRANDT DRIVE A NUISANCE AND PROVIDING FOR THE ABATEMENT, REMOVAL, OR CONTROL OF SAID NUISANCE.

This motion is approving the removal of the overgrown grass on two lots on Hildebrandt Drive. Notice was sent to the owner of the property on September 7, 20203.

Per ORC 505.87, a copy of this resolution will be sent to the owner by certified mail. If after seven days, the nuisance has not been abated, the Township will remove the nuisance and place a lien on the tax duplicate for all costs incurred.



1



2

Pictures



3

Pictures



4

Pictures



5

Review Criteria for Nuisance Abatement:

- ▶ *Section 4.2.3. General Property Maintenance Requirements*
 - ▶ *B. Yards*
 - ▶ (2) *No owner or person in control of a parcel, dwelling, business, building or premises shall allow grass, weeds, noxious weeds, brush or similar vegetation to remain on the premises at such a height and density as to constitute harborage, actual or potential, for rodents or vermin within 100 feet of any abutting property line or 100 feet from any right-of-way.*
 - a) **For the purpose of this section, a height of 12 inches constitutes a potential hazard.**
- ▶ *Section 505.87 | Abatement, control, or removal of vegetation, garbage, refuse, and other debris.*
 - ▶ (A) *A board of township trustees may provide for the abatement, control, or removal of vegetation, garbage, refuse, and other debris from land in the township, if the board determines that the owner's maintenance of that vegetation, garbage, refuse, or other debris constitutes a nuisance.*
 - ▶ (B) (2) *If that vegetation, garbage, refuse, or other debris is not abated, controlled, or removed, or if provision for its abatement, control, or removal is not made, within seven days, the board shall provide for the abatement, control, or removal, and any costs incurred by the board in performing that task shall be entered upon the tax duplicate and become a lien upon the land from the date of entry.*



6

Violation Notice



Notice of High Grass on Property

September 7, 2023

K&D Commercial Properties
2749 Hamilton Road
Lebanon, Ohio 45036

Re: Parcels 1604428001 & 173530005

Dear K&D Commercial Properties:

You are hereby advised that your property located at Hildebrand Drive is in violation of the Hamilton Township Zoning Code:

Section 4.2.3. General Property Maintenance Requirements
B. Yards

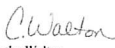
(2) No owner or person in control of a parcel, dwelling, business, building or premises shall allow grass, weeds, noxious weeds, brush or similar vegetation to remain on the premises at such a height and density as to constitute harborage, actual or potential, for rodents or vermin within 100 feet of any abutting property line or 100 feet from any right-of-way.

(a) For the purpose of this section, a height of 12 inches constitutes a potential hazard.

The grass on your property has been measured at higher than 12 inches. Please bring your property into compliance by mowing the grass by Monday, September 18th. If this is not corrected, the Board of Trustees may declare your property a nuisance, order the property mowed, and bill you for the service. Failure to pay the bill will result in a lien for the amount of the service placed on your property.

Questions regarding this notice may be referred to my attention at the address and phone below.

Respectfully,


Cathy Walton
Planning and Zoning Director



7

Review Criteria for Nuisance Abatement:

- ▶ **Section 4.2.3. General Property Maintenance Requirements**
 - ▶ **B. Yards**
 - ▶ *(2) No owner or person in control of a parcel, dwelling, business, building or premises shall allow grass, weeds, noxious weeds, brush or similar vegetation to remain on the premises at such a height and density as to constitute harborage, actual or potential, for rodents or vermin within 100 feet of any abutting property line or 100 feet from any right-of-way.*
 - a) **For the purpose of this section, a height of 12 inches constitutes a potential hazard.**
- ▶ **Section 505.87 | Abatement, control, or removal of vegetation, garbage, refuse, and other debris.**
 - ▶ *(A) A board of township trustees may provide for the abatement, control, or removal of vegetation, garbage, refuse, and other debris from land in the township, if the board determines that the owner's maintenance of that vegetation, garbage, refuse, or other debris constitutes a nuisance.*
 - ▶ *(B) (2) If that vegetation, garbage, refuse, or other debris is not abated, controlled, or removed, or if provision for its abatement, control, or removal is not made, within seven days, the board shall provide for the abatement, control, or removal, and any costs incurred by the board in performing that task shall be entered upon the tax duplicate and become a lien upon the land from the date of entry.*



8

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00PM on September 20, 2023, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

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

M____ introduced the following resolution and moved its adoption:

HAMILTON TOWNSHIP, WARREN COUNTY OHIO

RESOLUTION NUMBER 23-0920E

**RESOLUTION PROVIDING FOR AND AUTHORIZING VEGETATION CUTTING AT PARCELS
16044280030 AND 16044280010 LOCATED ON HILDEBRNAT DRIVE 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:

- Hildebrandt Drive, Parcels 16044280030 and 16044280010

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 properties in Hamilton Township is hereby declared to be a nuisance;

- Hildebrandt Drive, Parcels 16044280030 and 16044280010

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 cutting and control of the vegetation and remove the vegetation, garbage, refuse, and other debris at the following properties in Hamilton Township:

- Hildebrandt Drive, Parcels 16044280030 and 16044280010

Section 4. The owners of the following properties 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.

- Hildebrandt Drive, Parcels 16044280030 and 16044280010

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.

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

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

Resolution adopted this 20th day of September, 2023

Attest:

Kurt Weber, *Fiscal Officer*

Approved as to form:

Benjamin J. Yoder, *Law Director*

I, Kurt Weber, 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 _____, 2023

Date: _____

Kurt Weber, *Fiscal Officer*



Office of Public Works

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

Date of Meeting: September 20, 2023

Effected Department: Public Works Department

Motion: I request a motion to approve the purchase of cemetery deeds as presented to the board.

Budget Impact: N/A

Line Item Account:



Office of Public Works

The following motion(s) is/are requested by the Board of Hamilton Township Trustees from the Public Works Department:

- **Cemetery Deed –**
 - Viki Rowland purchased Lot 99, grave(s) 8 in Maineville Addition, deed number 2023-11
 - Terry & Teresa Stephens purchased Lot 74, grave(s) 1 & 2 in Maineville Addition, deed number 2023-12
 - Jodi Bridges purchased Lot 621, grave(s) 8 in Maineville Addition deed number 2023-13

Deed For Cemetery Lot

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

Deed Number: # 2023-11

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned Trustees of Hamilton Township, Mark Sousa, Joe Rozzi, Darryl Cordrey, in the County of Warren and State of Ohio, for and in consideration of the sum of \$ 1,200.00Dollars, to us paid by Viki Rowland Current Address: 8244 Sibcy Rd Maineville, Oh 45039, the receipt whereof is hereby acknowledged, do hereby **GRANT, BARGAIN, SELL AND CONVEY** to the said:

Viki Rowland

and HIS/HER/THEIR heirs forever the following described lot or parcel of land in Maineville Addition : Lot: 99Grave(s) 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

Viki Rowland

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 20th day of September A.D. 2023

Signed and Acknowledged in presence of

in Warren County, Ohio.

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

Be It Remembered, That on this 20th day of September A.D. 2023 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: # 2023-12

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned Trustees of Hamilton Township, Mark Sousa, Joe Rozzi, Darryl Cordrey, in the County of Warren and State of Ohio, for and in consideration of the sum of \$ 2,400.00Dollars, to us paid by Terry & Teresa Stephens Current Address: 8119 Mulberry St Maineville, Oh 45039, the receipt whereof is hereby acknowledged, do hereby **GRANT, BARGAIN, SELL AND CONVEY** to the said: Terry & Teresa Stephens

and HIS/HER/THEIR heirs forever the following described lot or parcel of land in Maineville Addition : Lot: 74 Grave(s) 1 & 2 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

Terry & Teresa Stephens

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 20th day of September A.D. 2023

Signed and Acknowledged in presence of

in Warren County, Ohio.

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

Be It Remembered, That on this 20th day of September A.D. 2023 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: # 2023-13

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned Trustees of Hamilton Township, Mark Sousa, Joe Rozzi, Darryl Cordrey, in the County of Warren and State of Ohio, for and in consideration of the sum of \$ 1,200.00Dollars, to us paid by Jodi Bridges Current Address: 1334 Meadow Vista Dr Maineville, Oh 45039, the receipt whereof is hereby acknowledged, do hereby **GRANT, BARGAIN, SELL AND CONVEY** to the said: Jodi Bridges

and HIS/HER/THEIR heirs forever the following described lot or parcel of land in Maineville Addition : Lot: 621 Grave(s) 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

Jodi Bridges

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 20th day of September A.D. 2023

Signed and Acknowledged in presence of

in Warren County, Ohio.

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

Be It Remembered, That on this 20th day of September A.D. 2023 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.
