



## **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**  
Phone: (513) 683-8520

**Parks and Recreation**  
Nicole Earley  
(513) 683-5360

## **TRUSTEE MEETING AGENDA 05/17/2023**

**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 May 3rd Board of Trustees regular meeting.
- Bills before the Board

### **Public Comments**

### **New Business**

- **Resolution** – 23-0517A Kroger TIF
- **Resolution** – 23-0517B Disposal of unneeded and un-fit-for-use Motor Vehicles
- **Resolution** – 23-0517C Nature Works Grant
- **Resolution** – 23-0517D Increase in Appropriations
- **Resolution** – 23-0517E Approval of PUD Stage 2 & 3

### **Human Resources**

- **Motion** – Motion to amend the roster of Hamilton Township as presented.
- **Motion** – Motion to approve 2023 – 2024 Health Care Benefits renewal.

### **Fiscal Officer's Report**

### **Trustee Comments**

### **Administrator's Report**

**Executive Session** – Motion to adjourn into Executive Session at \_\_\_\_\_ in accordance with ORC 121.22 (G)(3) to conference with an attorney for the public body concerning subjects pertaining to pending litigation or imminent court action.

### **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)



**Township Administrator**  
**05/17/23 Trustee Meeting**

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The following motion(s) is/are requested by the Board of Hamilton Township Trustees from the Township Administrator Steve Pegram:

Motion to approve Resolution 23-0517A (Resolution is pending legal)

This is the final step towards the Kroger TIF and the start of construction for the public infrastructure related to Kroger and Towne Center Blvd.

30-Year \$4,300,000 TIF

The Warren County Port Authority is issuing the bonds for this project.

Kroger is entering into an agreement with the Port Authority to serve as the Construction Manager at Risk for both the public and private improvements.

The Port Authority will issue bonds, Kroger is purchasing bonds.

Bonds will fund the TIF fund, TIF fund will pay for all public infrastructure improvements to Towne Center, Grandin Road etc.

The entire Hoptown TIF district at projected build out will generate an estimated \$9,348,000 over the 30-year period, additional funds may be used for additional infrastructure improvements within the TIF district.

Once the TIF generates a Debt Reserve fund of \$375,000 we will pay the Little Miami School District back \$1,273,000

Andy Brossart from Bradley Payne, who is handling the financing of TIF bonds, is here to answer any questions related to financing the Board of Trustees may have.

The Township of Hamilton, Warren County, Ohio Board of Trustees met in regular session on May 17<sup>th</sup>, 2023 at 6:00 p.m. at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Mark Sousa – Trustee, *Chair*  
Joe Rozzi - Trustee, *Vice Chair*  
Darryl Cordrey – Trustee

Mr. \_\_\_\_\_ presented the following Resolution and moved its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY, OHIO  
RESOLUTION NUMBER 23-0517A**

**A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A COOPERATIVE AGREEMENT AMONG THE WARREN COUNTY PORT AUTHORITY, HAMILTON TOWNSHIP, THE KROGER CO., AND THE HUNTINGTON NATIONAL BANK; AUTHORIZING THE APPROPRIATION OF FUNDS FOR PAYMENT OF DEBT SERVICE WITH RESPECT TO NOT TO EXCEED \$4,300,000 OF PORT AUTHORITY REVENUE BONDS TO BE ISSUED TO PAY COSTS OF PUBLIC INFRASTRUCTURE IMPROVEMENTS; AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF A CONSTRUCTION MANAGER AGREEMENT AND TAX INCREMENT FINANCING AGREEMENT AND CERTAIN OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION WITH THE REVENUE BONDS; DISPENSING WITH THE SECOND READING, AND DECLARING AN EMERGENCY.**

**WHEREAS**, Hamilton Township, Warren County, Ohio (the "Township") intends to collaborate with The Kroger Co., an Ohio company (the "Company"), to provide for the construction, equipping, and improvement of certain public infrastructure improvements on real property located within the boundaries of the Township (the "Project"); and

**WHEREAS**, it is in the best interest of the Township to request the assistance of the Warren County Port Authority (the "Port Authority") in financing the Project; and

**WHEREAS**, the Port Authority will issue revenue Bonds (the "Bonds"), the proceeds of which Bonds will be made available to the Company for reimbursement of the Project, as further described in the Cooperative Agreement to be entered into by and among

the Port Authority, the Township, the Company, and The Huntington National Bank, as trustee (the "Cooperative Agreement"); and

**WHEREAS**, the Township Board of Trustees has determined to authorize the signing of the Cooperative Agreement, the Construction Management Agreement, and the Tax Increment Financing Agreement, all in connection with the Project.

**NOW, THEREFOR, BE IT RESOLVED**, that this Resolution constitutes and is hereby declared an emergency measure necessary for the immediate preservation of the public health, safety and general welfare, and for the further reason that the Township Board of Trustees desires the Cooperative Agreement to be effective within the current calendar year with respect to a particular parcel in order to maximize the amount of Service Payments available to pay the costs of public infrastructure improvements in order to protect the public morals, safety, and health, and to promote the public convenience and common good of the Township; and

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

**SECTION 1. Determinations by Board of Trustees.** The Board of Trustees of the Township find and determines as follows:

- a) Public Purpose. The Project serves a proper public purpose under Article VIII, Section 13, of the Ohio Constitution.
- b) Cooperation with Port Authority. It is necessary, proper and in the best interest of the Township to request the Port Authority to issue the Bonds and for the Port Authority to make the proceeds from the issuance of the Bonds available to the Corporation and the Township pursuant to the Cooperative Agreement for use in the Project.
- c) Cooperative Agreement, Construction Manager Agreement, and Tax Increment Financing Agreement. It is necessary, proper and in the best interest of the Township to authorize the Cooperative Agreement, the Construction Manager Agreement, and the Tax Increment Financing Agreement to provide for, among other things, the issuance of the Bonds by the Port Authority.

The Board of Trustees of the Township find and determine that the issuance of the Bonds and the signing and delivery of the Cooperative Agreement, the Construction Manager Agreement, and the Tax Increment Financing Agreement in connection with such issuance for the purpose provided in this Resolution serves a proper, public purpose.

**SECTION 2. Authorization of Cooperative Agreement, Construction Manager Agreement, and Tax Increment Financing Agreement; Additional Documents.** In connection with the issuance of the Bonds, the Township Administrator is authorized, in the name and on behalf of the Township, to sign and deliver the Cooperative Agreement, the Construction Manager Agreement, and the Tax Increment Financing

Agreement in such form as determined by the Township Administrator and the Township Law Director as acceptable, in the best interest of the Township, and consistent with this Resolution.

The Township Administrator is authorized to sign and deliver and accept delivery of such instruments, certificates and documents as are necessary or appropriate to consummate the transactions authorized by this Resolution, including all agreements, contracts, and documents necessary or appropriate, in such officer's discretion, to facilitate the purchase of the bonds or the advance of proceeds of the Bonds by the bondholder or procurement of bond insurance to enhance the credit of the Bonds if determined to be advisable in connection with the pricing and sale of the Bonds.

The Township Administrator is further authorized to provide certain information related to the Township (the "Township Information") for inclusion in an official statement or other offering document of the Port Authority, in preliminary and final form, in connection with the original issuance of the Bonds. If the Township Administrator so determines, then the Township Administrator and the Fiscal Officer are hereby authorized and directed to prepare, on behalf of the Township and in their official capacities, the Township Information and any supplements thereto, and such certificates related to the accuracy of the Township Information as may, in their judgment, be necessary or appropriate.

The Township Administrator is authorized to make the necessary arrangements on behalf of the Township and cooperate with the Port Authority to establish the date, location, procedure and conditions for the delivery of the Bonds to the original purchaser of the Bonds identified by the Port Authority and to take all actions necessary to effect due signing, authentication and delivery of the Bonds by the Port Authority consistent with the terms of this Resolution. The Fiscal Officer or other appropriate official of the Township shall, upon request, furnish the original purchaser of the Bonds identified by the Port Authority a true transcript of proceedings certified by the Fiscal Officer or other official.

**SECTION 3. Revenues Received by the Township.** The Board of Trustees authorizes the Fiscal Officer or other appropriate official to take all actions necessary to effect the Cooperative Agreement, including but not limited to the transfer of funds held in the TIF Fund in accordance with the Cooperative Agreement.

NOTWITHSTANDING ANYTHING IN THIS RESOLUTION TO THE CONTRARY, THE TOWNSHIP'S OBLIGATION UNDER THE COOPERATIVE AGREEMENT TO TRANSFER FINANCING PAYMENTS SHALL BE A SPECIAL OBLIGATION OF THE TOWNSHIP AND SHALL BE REQUIRED TO BE MADE SOLELY FROM THE ASSIGNED SERVICE PAYMENTS DEPOSITED BY THE TOWNSHIP IN THE TIF FUND. THE OBLIGATIONS OF THE TOWNSHIP UNDER THE COOPERATIVE AGREEMENT ARE NOT AND SHALL NOT BE SECURED BY AN OBLIGATION OR PLEDGE OF ANY MONEYS RAISED BY TAXATION. THE OBLIGATIONS OF THE TOWNSHIP UNDER THE COOPERATIVE AGREEMENT DO NOT AND SHALL NOT REPRESENT OR CONSTITUTE A

DEBT OR PLEDGE OF THE FAITH AND CREDIT OR TAXING POWER OF THE TOWNSHIP, AND NO ENTITY HAS OR WILL HAVE ANY RIGHT TO HAVE TAXES LEVIED BY THE TOWNSHIP FOR THE PAYMENT OF FINANCING PAYMENTS.

**SECTION 4. Federal Income Tax Matters.** The Port Authority may determine to issue its Bonds, in one or more series or sub-series, as obligations the interest on which is excludable from gross income for purposes of federal income taxation ("Tax Exempt Bonds") pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and regulations duly promulgated under the Code, as amended (the "Regulations"). If any of the Port Authority's Bonds are issued as Tax Exempt Bonds, the Fiscal Officer or his or her designee, for and on behalf of the Township, is hereby authorized to: (a) to make or effect any election, selection, designation, choice, consent, approval or waiver on behalf of the Township with respect to all or such portion of the Bonds as permitted or required to be made or given under the federal income tax laws, for the purpose of assuring, enhancing or protecting favorable tax treatment or the status of all or such portion of the Bonds or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing any rebate amount or any payment of penalties, or making any payments of special amounts in lieu of making computations to determine, or paying, any excess earnings as rebate, or obviating those amounts or payments, as determined by the Fiscal Officer or his or her designee, which action shall be in writing and signed by the Fiscal Officer or his or her designee, on behalf of the Township; (b) to take any and all actions, make or obtain calculations, and make or give reports, covenants and certifications of and on behalf of the Township, as may be appropriate to assure the status of all or such portion of the Bonds as Tax Exempt Bonds; and (c) to give an appropriate certificate or agreement on behalf of the Township for inclusion in the transcript of proceedings setting forth the facts, estimates, and circumstances, and reasonable expectations of the Township pertaining to Section 148 of the Code and the Regulations, and the representations, warranties, and covenants of the Township regarding compliance by the Township with Sections 141 through 150 of the Code and the Regulations, as applicable.

To the extent proceeds of any Bonds issued as Tax Exempt Bonds are held or controlled by the Township, the Fiscal Officer or his or her designee shall keep and maintain adequate records pertaining to the use and investment of all proceeds of any Bonds issued as Tax Exempt Bonds sufficient to permit, to the maximum extent possible and presently foreseeable, the Township and the Port Authority to comply with any federal law or regulation now or hereafter having applicability to any Bonds issued as Tax Exempt Bonds that relates to the use of such proceeds, limits the amount of bond proceeds that may be invested on an unrestricted yield or requires the Port Authority to rebate arbitrage profits to the United States Department of the Treasury. The Fiscal Officer or his or her designee is hereby authorized and directed to cooperate with the Port Authority to file such reports with, and rebate arbitrage profits to, the United States Department of the Treasury, to the extent that any federal law or regulation having applicability to any Bonds issued as Tax Exempt Bonds requires any such reports or rebates.

The Township hereby covenants that it shall comply with the requirements of all existing and future laws which must be satisfied in order that any Bonds issued as Tax Exempt Bonds are and will continue to be Tax Exempt Bonds, including, without limitation, restrictions on the use of the property financed with the proceeds of such Bonds and restrictions on the use of the proceeds of such Bonds in such manner and to such extent, if any, as may be necessary, after taking into account reasonable expectations at the time such Bonds are issued, so that they will not constitute arbitrage bonds under Section 148 of the Code and the Regulations. The Fiscal Officer or his or her designee is, are hereby authorized and directed, for and in the name of the Township and on its behalf, to execute and deliver a Tax Compliance Certificate or similar certificate or agreement (the "Tax Compliance Certificate"). The Tax Compliance Certificate shall be in such form and shall contain such terms, covenants and conditions not inconsistent with this Resolution as shall be approved by the Fiscal Officer or his or her designee. The approval of the Tax Compliance Certificate shall be conclusively evidenced by the execution thereof by the Fiscal Officer or his or her designee.

**SECTION 5. Interpretation.** Nothing in this Resolution is intended to, and no provision hereof shall be applied in any manner as would, impair the obligation of contract of the Township with respect to any outstanding bonds, certificates of indebtedness, other obligations, indentures, or other agreements or contracts made or entered into by the Township.

**SECTION 6. Severability.** Each section of this Resolution and each subdivision or paragraph of any section is hereby declared to be independent, and the finding or holding of any section or any subdivision or paragraph of any section to be invalid or void shall not be deemed or held to affect the validity of any other section, subdivision or paragraph of this Resolution.

**SECTION 7. Compliance with Open Meeting Law.** The Board of Trustees finds and determines that all formal actions of this Board were taken in an open meeting of this Board, and that all deliberations of this Board were in meetings open to the public, all in compliance with the law, including Ohio Revised Code Section 121.22.

**SECTION 8. Effective Date.** This Resolution shall be effective from and after the earliest period provided by law.

SIGNED:

\_\_\_\_\_  
Darryl Cordrey  
Trustee

\_\_\_\_\_  
Joseph Rozzi  
Trustee

\_\_\_\_\_  
Mark Sousa  
Trustee

Resolution adopted this 17<sup>th</sup> day of May 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 May 17, 2023

Date: \_\_\_\_\_

\_\_\_\_\_  
Kurt Weber, *Fiscal Officer*





### Sources and Uses of Funds

Warren County Port Authority  
Special Obligation Revenue Bonds, Series 2023  
Hamilton Township (Kroger Development)  
Taxable | Non-Rated | Private Placement  
As of May 11, 2023

\* Preliminary and Subject to Change \*

Dated Date 6/1/2023  
Delivery  
Date 6/1/2023

#### Sources:

|                |                       |
|----------------|-----------------------|
| Bond Proceeds: |                       |
| Par Amount     | 4,300,000.00          |
|                | <b>\$4,300,000.00</b> |

#### Uses:

|                           |                       |
|---------------------------|-----------------------|
| Project Fund Deposits:    |                       |
| Project Fund              | 3,855,000.00          |
| Other Fund Deposits:      |                       |
| Debt Service Reserve Fund | 140,436.76            |
| Capitalized Interest Fund | 162,601.53            |
| Capitalized Expenses      | 25,461.71             |
|                           | <b>328,500.00</b>     |
| Delivery Date Expenses:   |                       |
| Cost of Issuance          | 116,500.00            |
|                           | <b>\$4,300,000.00</b> |



**Office of Chief of Police**  
**05/17/23 Trustee Meeting**

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

**MOTION TO APPROVE RESOLUTION 23-0517B - 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 May 17, 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 its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO  
RESOLUTION NUMBER 23-0517B**

**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:

| <b>Year</b> | <b>Make</b>      | <b>Model</b>   | <b>Vin:</b>              |
|-------------|------------------|----------------|--------------------------|
| <b>2006</b> | <b>Honda</b>     | <b>Accord</b>  | <b>1HGCM66546A019999</b> |
| <b>2000</b> | <b>Buick</b>     | <b>Century</b> | <b>2G4WS52J1Y1102345</b> |
| <b>2006</b> | <b>Chevrolet</b> | <b>Cobalt</b>  | <b>1G1AK15F467738149</b> |

**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 17<sup>th</sup> day of May 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 May 17th, 2023

Date: \_\_\_\_\_

\_\_\_\_\_

Kurt Weber, Fiscal Officer



**Parks Department**  
**05/17/23 Trustee Meeting**

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The following motion(s) is/are requested by the Board of Hamilton Township Trustees from the Parks Director Nicole Earley and in concurrence with the Township Administrator Steve Pegram:

**Motion to approve Resolution R-0517C A Resolution authorizing Township Administrator to execute, file and enter into any agreements as necessary and appropriate for obtaining financial assistance for a NatureWorks Grant application with the Ohio Department of Natural Resources on behalf of Hamilton Township, Warren County, Ohio.**

**Scope/Description:** This Resolution authorizes the Township Administrator to apply for a NatureWorks Grant to resurface, re-coat and paint the tennis-pickleball and basketball courts as a 2024 project.

**Budget Impact:** The cost of this project is currently estimated at \$50,000 and the Township's share would be \$18,747. The maximum grant funds available are \$31,253. If our application for the NatureWorks Grant Program is approved, it is a reimbursement-type program, so the Township would pay the entire project cost upfront, and then be reimbursed \$31,253 under the program.

The costs for this Project would be paid out of the 2024 General Fund – Contracted Services.

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on May 17, 2023, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Mark Sousa – Trustee  
Darryl Cordrey – Trustee  
Joseph P. Rozzi - Trustee

Mr. \_\_\_\_\_ introduced the following resolution and moved its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO  
RESOLUTION NUMBER 23-0517C**

**A RESOLUTION AUTHORIZING THE TOWNSHIP ADMINISTRATOR TO FILE,  
ACCEPT AND EXECUTE DOCUMENTS AND CONTRACTS AS REQUIRED ON  
BEHALF OF HAMILTON TOWNSHIP, WARREN COUNTY, OH FOR A  
NATUREWORKS GRANT APPLICATION SUBMITTED TO THE OHIO  
DEPARTMENT OF NATURAL RESOURCES**

**WHEREAS**, the State of Ohio, through the Ohio Department of Natural Resources, administers financial assistance for public recreation purposes through the State of Ohio NatureWorks Grant Program, and

**WHEREAS**, Hamilton Township, Warren County desires financial assistance under the NatureWorks Grant Program to install improvements at Testerman Park, and

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

- Section 1:** The Township Administrator is authorized to execute and file an application with the Ohio Department of Natural Resources and to provide all information and documentation required to become eligible for possible funding assistance.
- Section 2:** This Board of Trustees does hereby agree to obligate any funds necessary to satisfactorily complete the proposed project and become eligible for reimbursement under the terms of the NatureWorks Grant Program, if the Township's application for financial assistance is approved.
- Section 3:** The Township Administrator is authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.
- 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:

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

Resolution adopted this 17<sup>th</sup> day of May, 2023.

Attest:

\_\_\_\_\_  
Kurt E. Weber, *Fiscal Officer*

Approved as to form:

\_\_\_\_\_  
Benjamin J. 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 May 17, 2023.

Date: \_\_\_\_\_

\_\_\_\_\_  
Kurt E. Weber, *Fiscal Officer*





**Township Administrator**  
**05/17/23 Trustee Meeting**

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The following motion(s) is/are requested by the Board of Hamilton Township Trustees from the Township Administrator Steve Pegram:

Motion to approve Resolution 23-0517D

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

This resolution is adjusting appropriations for two projects both related to our parks.

1. Transfer of \$50,000 to the NatureWorks Grant Fund for the grant application for Testerman Park, agencies who have already appropriated funds receive 6 additional pints for their grant application.
2. Appropriate the \$50,000 transferred from the General Fund in the Nature works Grant Fund
3. Appropriate \$45,600 for demolition and clean up activities at Mounts and Marr Park

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on May 17, 2023, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Mark Sousa – Trustee, *Chair*  
Joe Rozzi - Trustee, *Vice Chair*  
Darryl Cordrey – Trustee

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO  
RESOLUTION NUMBER 23-0517D**

**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 to 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 Transfer \$50,000 from the General Fund 1000 to the Natureworks Grant Fund 2911.
- SECTION 2.** The Fiscal Officer is hereby authorized and directed to increase the appropriations for the Natureworks Grant Fund Line Item 2911-610-360-0000, Contracted Services in the amount of \$50,000 for a total amount of \$91,671.00
- SECTION 3.** The Fiscal Officer is hereby authorized and directed to increase the appropriations for the General Fund Line Item 1000-610-360-0000 Contracted Services (Parks) in the amount of \$45,600 for a total amount of \$195,600.
- SECTION 4.** The Fiscal Officer is hereby authorized and directed to approve a Blanket Certificate in the amount reflected in Sections 1, 2 and 3 of this Resolution.
- SECTION 4.** This Resolution shall take effect on the earliest date allowed by law.

Mr. \_\_\_\_\_ seconded the motion and the following being called upon the question of this Resolution's adoption, the vote resulted as follows:

|                  |           |           |
|------------------|-----------|-----------|
| Joe Rozzi -      | Aye _____ | Nay _____ |
| Mark Sousa -     | Aye _____ | Nay _____ |
| Darryl Cordrey - | Aye _____ | Nay _____ |

Resolution adopted this 17<sup>th</sup> day of May 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 May 17, 2023

Date: \_\_\_\_\_

\_\_\_\_\_  
Kurt Weber, *Fiscal Officer*



**Township Administrator**  
**05/17/23 Trustee Meeting**

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The following motion(s) is/are requested by the Board of Hamilton Township Trustees from the Township Administrator Steve Pegram:

Motion to approve Resolution:

23-0517E a RESOLUTION APPROVING A COMBINED PLANNED UNIT DEVELOPMENT STAGE 2 PRELIMINARY PLAN AND STAGE 3 FINAL PLAN FOR APPROXIMATELY 1.5015 ACRES OF REAL PROPERTY LOCATED ON STATE ROUTE 48

This motion is ratifying the approval for Stage 2 and 3 Site PUD for Christian Brothers Automotive which the Board of Trustees voted unanimously to approve with conditions on May 5, 2023.

Christian Brothers Automotive plans to build an automotive repair shop on 1.5 acres located on SR 48 near TPC.

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on May 17, 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 its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY, OHIO  
RESOLUTION NUMBER 23-0517E**

**RESOLUTION APPROVING A COMBINED PLANNED UNIT DEVELOPMENT  
STAGE 2 PRELIMINARY PLAN AND STAGE 3 FINAL PLAN FOR  
APPROXIMATELY 1.5015 ACRES OF REAL PROPERTY LOCATED ON STATE  
ROUTE 48**

**WHEREAS**, Christian Brothers Automotive Corporation (the “Applicant”) submitted an application (the “Application”) to Hamilton Township, seeking approval for a combined PUD Stage 2 Preliminary Plan and a Stage 3 Final Plan for approximately 1.5015 acres located on State Route 48, Maineville, Ohio 45039 more specifically identified as Warren County Auditor’s Parcel Number 16062600090 (the “Property”);

**WHEREAS**, the Applicant submitted a combined PUD Stage 2 Preliminary Plan and Stage 3 Final Plan as part of the Application (the “Plan”) to allow automotive service business;

**WHEREAS**, the Property is currently zoned B-1 General Business PUD;

**WHEREAS**, in accordance with Section 5.5.5 of the Hamilton Township Zoning Code, the Application was first reviewed by the Warren County Regional Planning Commission during its March 23, 2023 public meeting of the Commission, at which time the Commission recommended approval of the Application;

**WHEREAS**, the Hamilton Township Zoning Commission thereafter considered the Application during a public hearing of the Zoning Commission on April 10, 2023, at which time the Zoning Commission recommended approval of the Application, subject to certain conditions, to the Hamilton Township Board of Trustees; and,

**WHEREAS**, the Hamilton Township Board of Trustees held a public hearing on the Application on May 3, 2023, at which time the Trustees voted to adopt the Zoning Commission’s

recommendations, and approved the PUD Stage 2 Preliminary Plan and Stage 3 Final Site Plan, subject to certain conditions set forth in this Resolution.

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

**SECTION 1.** The recommendation of the Hamilton Township Zoning Commission to approve the Application is hereby adopted by the Board of Trustees. The PUD Stage 2 Preliminary Plan and Stage 3 Final Plan are hereby approved, subject to the conditions set forth in Exhibit A to this Resolution, attached hereto and incorporated herein by reference.

**SECTION 2.** The Board of Trustees hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of the Board, and that all deliberations of this Board which resulted in formal action were taken in meetings open to the public, in full compliance with all applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

**SECTION 3.** This resolution shall be effective from the earliest date permitted by law.

Mr. \_\_\_\_\_ 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 17th day of May, 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 May 17, 2023.

Date: \_\_\_\_\_

\_\_\_\_\_  
Kurt Weber, *Fiscal Officer*

## EXHIBIT A

1. All plans and proposals from the applicant shall be made conditions of approval unless modified by one of the following conditions.
2. Compliance with the Warren County Subdivision Regulations, the Hamilton Township Zoning Code, the Warren County Thoroughfare Plan, and the PUD Stage 1 conditions of approval (Resolution # 14-0507B).
3. Prior to construction, the applicant shall furnish the Engineer's Office with a set of stormwater calculations. An as-built survey of the basin must also be furnished demonstrating that it was built per plan.
4. Automotive service shall be performed and conducted inside the building.
5. All vehicles or parts shall be kept inside a building or screened from view of persons on contiguous property or persons using public rights-of-way, except that parking of vehicles on the lot for a period of time not to exceed 72 hours is allowed.
6. An Earth Disturbing Permit from the Ohio Department of Transportation will be required for any utility crossing State Route 48.
7. A right-of-way permit from the Ohio Department of Transportation will be required for any utility crossing State Route 48.
8. The water mains, hydrants, and ancillary components within the development shall be privately owned and maintained.
9. The applicant shall contact the Warren County Health District regarding plumbing permits prior to construction.
10. The applicant is permitted to have 35 parking spaces at the Property.
11. Interior traffic calculation shall be subject to a written review by the Hamilton Township Fire Department.
12. Sidewalks shall comply with Section 7.7.1(A) of the Hamilton Township Zoning Code and require a minimum width of 4' sidewalk along the frontage of State Route 48.
13. The modifications for the landscaping plan as discussed to rearrange some trees to screen the side of the building facing State Route 48.
14. Compliance with all Warren County partner organization conditions.