



HAMILTON TOWNSHIP

HAMILTON TOWNSHIP ADMINISTRATION

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TRUSTEE MEETING AGENDA 2/3/2021

6:30 PM

- Roll Call
- Pledge of Allegiance
- Approve of the Clerk's Journal and Accept the tapes as the Official Minutes of the January 22, 2021 Township Trustee Meeting
- Bills before the Board

Public Comments

Human Resources

- Roster Update
- Cemetery Deeds

Public Hearing

- Hopewell Valley PUD Stage 1 & 2 Site Plan Review

New Business

- Resolution 21-0203: Increase in Appropriations (General Fund)
- Motion: Large Purchase Order (General Fund)
- Resolution 21-0203A: Adopting the Hamilton Township Comprehensive Plan

Fiscal Officer's Report

Administrator's Report

Trustee Comments

Executive Session

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 Retreat Meeting

January 22, 2021

Trustee Board Chairman, Darryl Cordrey, called the meeting to order at 9:19 a.m. Mr. Cordrey, Mr. Rozzi, and Mr. Sousa were present.

The *Pledge of Allegiance* was recited by all.

Motion made by Mr. Cordrey with a second by Mr. Rozzi to approve of the clerk's journal and accept the tapes as the Official Meeting Minutes of the January 6, 2021 Trustee Meeting.

Roll call as follows:

Darryl Cordrey	Yes
Joe Rozzi	Yes
Mark Sousa	Yes

Motion made by Mr. Cordrey with a second by Mr. Rozzi to approve the bills as presented to the Board.

Roll call as follows:

Joe Rozzi	Yes
Mark Sousa	Yes
Darryl Cordrey	Yes

Human Resources

Human Resources Manager, Ms. Kellie Krieger, requested a motion to hire Mr. Jason Jewett as the new Hamilton Township Assistant Fire Chief.

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

Roll call as follows:

Mark Sousa	Yes
Darryl Cordrey	Yes
Joe Rozzi	Yes

Ms. Krieger requested a motion to approve the following cemetery purchases; Charles Hylton is purchasing Niche` 8 in the Columbaria located in the Maineville Cemetery; Dorothy Michael is purchasing lot 504, grave 4; and James and Gloria Cooke would like to purchase lot 71, graves 3 and 4 in the Maineville addition.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve the above mentioned cemetery purchases.

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

New Business

-Motion: Enter into contract with *Ordesign Environmental Services, LLC* for engineering services

Mr. Rick Ordeman has been the individual working on our landfill issues at Mounts Park. We had contracted with his previous employer who made some cutbacks during COVID. With the permission from his previous employer, he was able to take all of the files for Mounts Park and start his own company. This contract will allow the continuance of the EPA engineering work for Mounts Park landfill environmental issues.

Mr. Cordrey asked if this is the final piece of the puzzle?

Mr. Centers explained that this is for the engineering aspect.

Mr. Cordrey made a motion with a second from Mr. Rozzi to enter into contract with *Ordesign Environmental Services, LLC*.

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

-Resolution 21-0122A: 2021 Warren County Road Resurfacing Program

This is the same contract that we enter into each year with the Warren County Engineer's Office for the 2021 Resurfacing, Chip Seal, and Striping Projects. Hamilton Township does not do chip seal projects so we will not be purchasing those materials. This contract allows Warren County to buy the products in larger quantities resulting in a more economic price for the Township.

Mr. Cordrey asked if we will be completing the same mileage this year?

Mr. Hickey responded that approximately 6 miles will be completed.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 21-0122A.

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

Work Session/ Presentations

Mr. Centers thanked everyone for attending the retreat. Thanks to our law firm, FrostBrownTodd, we were able to host an off-site meeting at Cincinnati Music Hall to thoroughly dive into everything Hamilton Township.

Trustee Goals were reviewed first and are as follows: discussions about Mounts Park and the future of CTC Fields, renovation costs at Station 77, exploring the possibility of renaming the Community Center, reviewing our Zoning Code, bringing back events, considering an Economic Development Fund, budget discussions and CARES Act action updates.

Next, comparable metrics with surrounding communities (Clearcreek Twp., Deerfield Twp., Franklin, Springboro, Franklin Twp., Lebanon and Turtlecreek Twp.) were presented. Clearcreek Township remains one of our closest comparable communities as far as salaries and budgets.

Finance

The current budget numbers reflect all projects and increases that were discussed extensively and approved at the October 21, 2020 Trustee Meeting.

The Debt Payment Schedule is as follows:

- Administration/Police House Payment is \$124,725 annually. We have 7 more principle payments; 7 more interest payments and our current interest rate is at a 3.5%.
- Fire Station 76 total remaining debt is \$3,274,683.33. We have 17 more payments and our current interest rate is 3.8%.
- Roundabout total debt remaining is \$403,732.88. We have 35 more payments and a current interest rate of 0%.

Mr. Sousa questioned if we looked into re-doing our interest payments for the bonds?

Mr. Centers stated that it had been looked into but for whatever reason they did not actually change anything.

Human Resources

Human Resources Manager Ms. Kellie Krieger gave an update on insurance stating that we are sitting in a really good place with our insurance. We currently have approximately \$633,000 in our reserve. With that, we have an option to suspend premiums for our employees or we can continue to grow our reserve.

Mr. Cordrey asked if this is self-funded.

Ms. Krieger explained that we are not utilizing as much coverage as we were when we signed up with Jefferson Health Plan.

Mr. Sousa asked if the demand in claims is not in surplus.

Ms. Krieger stated that is correct. The employees pay monthly premiums and a portion of that goes into our reserve in the case that we have to cover any large amounts of medical expenses. The Township does have a cap on what we contribute. When we originally signed up with JHP, we had employees that were utilizing the Township contributions. That is no longer the case so more funds are distributed into our reserve monthly.

Mr. Cordrey commented that he would like to discuss the options more in depth at a later date to give the new Presidential Administration a waiting period since they are rumored to have different views than the last administration.

It was asked if we could reduce the premiums?

Ms. Krieger stated that we could talk to our Brokers about that. They were actually the ones that brought it to our attention to have a discussion on suspending the premiums since we are at such a great place with our reserve.

Mr. Cordrey asked if we would be "shooting ourselves in the foot" with a reduction in premiums due to Union contracting?

Mr. Centers stated that it would probably be a cleaner option to suspend for a period of time versus reducing them altogether.

Mr. Cordrey stated that he would be okay with suspending premiums for 2 months and then making this a yearly discussion moving forward. Luckily, Hamilton Township has a high retention rate but that also means that our workforce is aging so the potential to dip more into that reserve, will grow.

Mr. Sousa commented that we would be splitting hairs on cost. He would prefer a 3 month suspension.

Mr. Cordrey believes that Hamilton Township is in a great spot now; we don't want to get too ahead of ourselves thinking that we have an abundance of money to utilize.

Ms. Krieger reminded everyone that our enrollment date is July 1st, but our benefits year is January-December so that is when deductibles reset.

-Mr. Cordrey made a motion with a second from Mr. Rozzi to suspend employee insurance premiums for 2 months.

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

Cemetery purchases are continuing. The Columbaria was installed on June 14, 2019 and it looks great. We have sold 5 out of the 64 niches so far. Ms. Krieger stated that we should look at adding other revenue options once this Columbaria is half full. We still have a lot space left in the Maineville Addition for traditional burials.

Mr. Cordrey commented that it might be too soon to explore purchasing another Columbaria this year, but we should revisit as the interest grows.

Public Records Requests were the next topic to be discussed. In 2018 we had approximately 16 total requests for a cost of \$4,288.75. We had a substantial increase in requests for 2019; 34 requests for a total cost of \$39,677.16. In 2020, we had a significant decrease in requests and we were able to fulfill those in-house so we did not incur high costs. 2020's requests came in well under \$5,000.00.

Our Fire Department continues to have the biggest turn over from employees, however our numbers are down from last year. All other departments have maintained retention rates.

Mr. Cordrey stated that this reflects the leadership that we currently have.

Mr. Centers commented that it is a good testimony to our staff.

Police

Chief Hughes began his presentation by stating that he is very proud of the men and women that work for our Police Department especially after the challenges that 2020 presented. He reviewed the Organizational Chart that was presented to the Trustees last year when he was looking to hire additional officers after the passing of the levy. The 2021 Organizational Chart reflects the hiring of those three officers; Officer Clift, Officer Perry and Officer Ratliff. He also explained that taking over Police services for the Village of Maineville and having a contract with them for those services, has allowed us to hire Officer Stephens as well.

Chief Hughes next discussed our Citizen's Police Academy. The 2020 academy finished right before COVID hit hard. It is a 9-week course that is taught in 3-hour long sessions on Mondays. The 2021 Citizen's Police Academy is kicking off great. As expected, this year's numbers are down, but they're having a great time so far.

The next discussion was over the vehicle fleet. The proposal for 2020 was to re-enter into the Municipal Fleet Program for a four-year term for seven vehicles at a cost of approximately \$250,000.00 which does include the equipment. Unfortunately COVID caused significant delays. All 7 cruisers have arrived but we are still waiting on the new equipment for the marked cruisers. The financing amount may differ due to additional mileage placed on the "trade-ins" since we have had to keep them in rotation longer.

Mr. Cordrey asked if we will keep the new cruisers longer than originally anticipated or will we trade them in at the original time expected for a higher return?

Chief Hughes explained that the lease term is for 4 years and that term did not start until the cars were delivered to our station.

Despite COVID restrictions, our Officers were able to log close to 1,000 hours of training.

The Police Department was able to purchase new handguns, optics and holsters this year. This was something that had not been updated in over a decade.

We were also able to add a member of the Hamilton Township Police Department to the Warren County Drug Task Force. This is a first in Hamilton Township history.

Mr. Centers mentioned that opportunities such as the Drug Task Force are key factors in our retention because Officers want to see different ways that they can excel their careers.

Chief Hughes continued that the first records destruction in Township history took place in 2020.

We also added another Officer, Officer Elzey, to the Warren County Tactical Response Unit. Chief Hughes stated that he would like to add another Officer to this team as well that way we can have one on every shift.

Mr. Cordrey asked how our numbers compare with other departments/Townships for these additional training opportunities?

Chief Hughes commented that we are comparable with other departments for the first time.

We had another perfect property room audit for the 3rd year in a row. This is a big deal!

Sgt. Rector graduated from the CLEE (Certified Law Enforcement Executive) program. Sgt. Wall completed the Police Executive Leadership College (PELC). We have a 98% compliance with all Officers completing their monthly training through Lexipol.

Chief Hughes ended his presentation by giving a brief summary of the events that led up to Maineville dissolving their Police Department. This led to the Village contracting with Hamilton Township to cover their emergency services. Chief attends the Council meetings in which Maineville has expressed that they are very happy with the coverage that Hamilton Township provides.

Mr. Cordrey asked if Chief Hughes is planning to hire an Assistant Chief for the department?

Chief Hughes explained that he wanted to do it in 2021 but he is not sure if that will happen this year.

Mr. Sousa asked when the new cruisers will be added to the rotation. Chief Hughes responded that they are hoping to equip them and add them into rotation within the next few weeks.

Fire

Chief Reese began his presentation by giving an update on the vehicle fleet for the Fire Department. Medic 76 and Medic 77 are both holding up well. The current Medic 78 is a 2008 but we are getting a new medic unit to replace that; we are expecting a mid-July delivery for that vehicle. We are expecting a late spring/ summer delivery for the new Engine 77. Ladder 77 is a 2006 model that does require some bumper to bumper maintenance so he would like to look at replacing that soon.

Mr. Sousa mentioned that insurance was covering a fire truck rental for Engine 77 but that was only for a period of time; will we have to come out of pocket at all to keep a rental until the new truck is delivered?

Chief Reese explained that while that is a possibility, he wants to talk to his salesman first to get some details.

Chief Reese continued that he is currently in discussion of doing a government lease, very similar to the program that the Police Department is using, so that he can purchase 2 new staff vehicles instead of just 1 as anticipated. He discussed in detail the timeline in which he would like to replace Fire Trucks and various other gear and equipment for the Fire Department over the next few years.

With the exception of Turner Construction working on a few warranty items for us, Station 76 is finished. Approximately \$5,720.61 contingency was returned. We have struggled to purchase

furniture and get it installed due to COVID, but they are doing their best. The landscaping was completed by Greenfield Plant Farm for about half the cost that was originally projected when this project started. Chief Reese has also been working with a company to get signage on the new Fire Station.

Chief Reese gave an update on Station 77. At last year's retreat he mentioned that he would like to have some renovations done. After further research, those renovations would cost approximately \$30,000 and would consist of replacing the current tiles in the living quarters, replacing cabinetry and appliances and having the bay floors redone.

Mr. Cordrey suggested the idea of considering a need for a new Station 77 in the near future. He stated that they could start researching and game planning to see what that would look like for 2022 or 2023.

Mr. Centers was looking for clarification if Mr. Cordrey meant new as in replace this current station or new as in adding a third station?

Mr. Cordrey stated that he was thinking to construct a larger replacement but they could also discuss adding a third.

Chief Reese mentioned that he would like to relocate Station 77 but that would require the Township to purchase land most likely. He would love to explore all options.

Mr. Rozzi asked if it is time to have both stations evaluated for statistical purposes to determine the best location for Station 77.

Mr. Centers interjected that if we are going to invest a large amount of money into any of our departments, our Public Works is desperately in need of an overhaul or new building before making major changes for Station 77.

Mr. Cordrey discussed renovating the current Station 77 and using it as the Public Works garage. That would allow Public Works to move out of the building at Testerman Park and then they could discuss purposes for that location as well. He believes that next year would be the ideal time to start discussing these plans and processes.

Mr. Sousa mentioned having a detailed work session later in the year to talk about the long term vision for the Township.

Mr. Rozzi commented that many years ago after evaluations, it was recommended that in order to appropriately service the Township, we should have 5 Fire Stations.

The question was asked if Public Works could in fact use the Station 77 building? Mr. Hickey responded that Public Works has well outgrown their facilities and it was always part of the plan to move them to the current Station 77 building, once the Fire Department moves.

Chief Reese continued with his staffing update. We currently have 19 full time on shift, 3 full timers that work 40 hour schedules, and we just added our Assistant Chief. He is researching the SAFER Grant for the possibility of adding 2 to 3 more Fire Fighters. We currently have 13 part timer's with 1 part time Administrative Assistant. Chief's goal is to continue to recruit and offer schooling. He stated that we are getting several applicants fresh out of school and we are hoping to develop them into great Fire Fighters. He also explained that he was unsure if we would be able to continue offering to send staff to Paramedic school; fortunately with the CARES Act funds allowing us to purchase a new Ambulance that freed up money to send additional personnel to medic school. The individuals that take advantage of this opportunity have to make a 3 year minimum commitment to Hamilton Township for employment.

Mr. Sousa reminded that Chief Reese had mentioned in the recent past that he wanted to look into the possibility of hiring EMS personnel only, is that still the case?

Chief Reese mentioned that it is still on his radar but there are some big factors to weigh. Right now our department seems to be holding our own.

Chief Reese concluded his presentation by commending several members of his Fire Department for the outstanding work that they conducted through this entire pandemic.

RedTree Investment Group

Jennifer Trowbridge with RedTree Investment Group spoke next. She introduced herself by explaining that she is a co-founder of RedTree. She discussed the mission of the investment group and stated that they work with public entities. The Ohio Revised Code dictates what the township can invest in. The maximum maturity is five years on any investment. Our partnership began in August of 2019 when our portfolio was funded with \$3,074,471 in cash. This money was purposefully invested over a three-month period so that it was not all put into the market at once. The goals are to protect principle, provide liquidity and earn a market rate of return. These investments accrue interest daily; however, they only pay semi-annually or annually. If we would like to begin looking into Commercial Paper and/or Municipal Bonds investments, Mr. Weber is required to take additional classes through the Treasurer of State. For now, we will continue to invest as much as we can.

Ms. Trowbridge thanked everyone for our business!

Community Events

Nicole Earley, Community Events Coordinator, gave a brief summary of what 2020 brought for our community. Unfortunately all in person events were cancelled but we were able to come up with some creative virtual activities such as the Great Pumpkin Hunt, the Fall Decorating Contest, Virtual Paint-A-Plow, and the Trim the Township Contest to keep the community engaged.

2021 will bring lots of change to events. We have to submit all event plans to the Warren County Health district for review. They will sign off on anything as long as all requirements are met for COVID mitigation. Events will be held primarily outdoors. A list of all event dates was presented to the Board and will be released to the public to allow for plenty of notice to the community.

Ms. Earley discussed the newsletter next. Moving forward we will only be offering a digital copy. This will cut down on the cost and we will be doing a re-release in April of this year.

Mr. Cordrey asked if there would be advertisements?

Mr. Centers explained that when advertisements were done before there seemed to be a push for information but there was no real revenue for any of the businesses. Since businesses have already been hit hard with the pandemic, instead of asking them for newsletter advertisements, we would rather work with them for possible event sponsorships.

Ms. Earley stated that looking ahead for 2021 we are going to continue with virtual events such as a story walk, an event called kindness rocks, and spotlight a "Resident of the Week".

Mr. Rozzi commented that while people may not attend in the numbers that they did before, there is still a community wide desire to participate in events.

Mr. Sousa agreed that people are at a point where they are making decisions about personal attendance for things.

Mr. Cordrey stated that Ms. Earley joined our team at an odd time for events during a pandemic but she has adapted and taken the Boards visions and run with them; he thanked her for the work she has put into this.

Mounts Park EPA Update

Mr. Rick Ordeman with Ordesign, LLC spoke on behalf of the Mounts Park EPA updates. He explained the background of Mounts Park stating that it was formerly a gravel quarry. Part of the land was used as a landfill many years ago. That landfill was closed in the mid-1970/s in accordance with the Ohio EPA requirements. In 1976 those standards were to dump approximately 2 feet of soil on top of the landfill and then plant vegetation around it to keep the

trash in place. A stream flowed from south to north along the eastern edge of the park and into Big Foot Run and the Little Miami. Development of the housing communities to the southeast along with the blockage of Big Foot Run from the gravel company, resulted in the stream backing up, eroding downward and into the landfill. With this, the Ohio EPA inspected the park and identified that the landfill cap had been breached and waste was eroding out of the landfill and into the lake and potentially the Little Miami River. The EPA issued a Notice of Violation requiring that the waste be stopped from entering the lake and the landfill cap be restored. This is where the Township retained Mr. Ordeman's services.

To date, the Township has installed a fence at the outfall of the stream to stop waste from washing into the lake. Mr. Ordeman has met with the Ohio EPA to discuss an approach and timing. A schedule has been developed for completing the required steps to restore the stream and landfill. Mr. Ordeman's team has conducted the required studies to prepare a stream restoration application for the Ohio Department of Natural Resources (Water determination, Wetlands Delineation study, threatened and endangered species study, and a Project Summary form for Archaeology). Mr. Ordeman worked with LJB Inc. to develop and evaluate three options for restoring the stream:

- Restore the stream to its original flow pattern
- Reroute the stream so that it will not impact the landfill
- Modify the current channel and line it so it does not erode the landfill moving forward

The selected plan is to modify the current channel and line the stream so that it does not erode the landfill moving forward.

Mr. Cordrey asked if this will mitigate the flooding on Stubbs Mills?

Mr. Centers responded that it will not. The flooding is more to do with the gravel company and we are looking into that separately.

Mr. Ordeman continued that the plans moving forward are as follows:

- complete the Archaeological Assessment required by the State Historic Preservation Office
- Post plan for public comment
- Submit stream modification plan to the Ohio EPA for review
- prepare the landfill restoration plan and get it reviewed by the Ohio EPA
- submit 401/403 permits for the Army Corps of Engineers approval
- work to obtain a grant to help pay for the restoration work
- prepare a bid specification/work plan to get bids for completing the work (Ordesign to assist LJB with this task)
- implement the work plan.

Mr. Ordeman explained that we are less than a month behind the original schedule. That was due to his previous employer making changes but he believes that he can make up the time. He is

working on identifying grant funds that could potentially cover the cost as the rechanneling and recapping are going to cost the most.

Mr. Sousa expressed concern about the physical, overall cost for this project.

Mr. Ordeman stated he understands that part. Once the permits are approved, the work can begin. The Board thanked Mr. Ordeman for his update.

Public Works

Mr. Hickey began his presentation by explaining that for 2021 he is looking to fill a vacant Service Worker position.

Next, he discussed the Public Works goals for vehicle/equipment capital purchases over the next four years. In 2021 he would like to purchase a ¾ ton pickup truck and a 1.5 ton flatbed. 2022 he would like to purchase a new dump truck, mechanic's truck, a skid loader and a larger minihoe. In 2023, he would like to purchase a larger roller with a vibrator as well as an air compressor/generator. And lastly in 2024 he would like to purchase a one-ton dump truck.

Road Assessments will consist of sign condition ratings, pavement ratings, pavement marking ratings (Edge Lines, Center Lines, Stop Bars), Guardrail condition ratings/inspections, annual catch basin inspections, Culvert ratings and ditch inspections. They started a program called PubWorks which actually logs everything listed above to make it easier to prioritize in the future.

Overall road resurfacing will cost approximately \$600,000 this year. We will also be doing work on the Baxter Road Bridge. Bidding for this project will go out in early May. We will need to buy right of entree on some of the properties that are effected with this project. We will have a meeting with the residents on Baxter Road to inform them of the details and answer any questions; a reminder letter will be mailed out to those residents as the work gets closer. The total cost for this project in particular is \$135,000.00.

Mr. Cordrey stated that these types of projects had been backlogged before the passing of the road levy; will this completion get us back on track?

Mr. Hickey responded with a yes and stated that with their new program, they should be fully prepared for these projects long before the work starts.

- Community Garden improvements and upgrades were done by adding the fencing on the frontage of the property, mowed/trimmed the parameter of the property, cleaned and maintained the garden and we will be adding an entry sign that will match the rest of the Township park signs.

-Community Center updates:

- purchased property
- worked a contract with the Hopkinsville Church of God
- repairing the soffits, shutters and gutters (\$1,476.33)
- repairing the floor/ foundation (\$34,254.14)
- adding a new Community Center sign (\$2,990.00)
- repairing screens, stairs, landscaping, etc. (\$10,000.00)

Mr. Cordrey brought up the possibility of changing the name for this building to go with the "facelift" that it will get.

Mr. Center mentioned that we already budgeted for branding for the sign, do we want to go with the same theme as everything else?

Mr. Cordrey replied that he would like for it to be the same as other Township properties and have the Hamilton Township emblem on the sign, but consider a different name than just the Community Center.

Mr. Sousa commented that he wants it to be clear that this is a public, community center. He asked where we are on the improvements?

Mr. Centers stated that we have one company that can physically do the work. Next, Mr. Hickey gave an update on Cemeteries, they performed 27 burials. We are keeping Y2K for cemetery mowing and we will be adding entry signs to all three cemeteries.

-Testerman Park projects for 2020 consisted of adding an entry sign. Future goals within Testerman would be to upgrade the restrooms, upgrade the shelters, and update the walking trail.

- Marr Park 2020 projects consisted of adding an entry sign. Future goals for this park are to add additional organizations, a shelter, and add trees along the driveway.

Mr. Cordrey asked if there are parts of Marr Park that are under used?

Mr. Hickey stated that Cincinnati United uses all of the space besides one area in the very back. Lacrosse would like to use those 3 fields. They are unregulated which means that soccer cannot use them.

Mr. Centers stated that the Lacrosse Organization would handle some of the major capital projects.

Discussions about the old white farm house took place. Unfortunately the house is a liability and is not repairable.

-Dog Park 2020 projects consisted of upgrading the driveway and adding an entry sign. Future projects are to upgrade the fencing.

Mr. Cordrey asked about parking for the Dog Park. Mr. Hickey replied that there is sort of a "hand shake" or general understanding with Baker's Vet for the dog parking but there is nothing official.

-Munitions Park projects have just been to mow and maintain the area. That same work will continue.

- Mounts Park 2020 projects consisted of adding a walking trail, adding an entry sign and moving the entrance. Future improvements/goals are to repair the landfill, add a dock to the larger lake, Naming the trail ways and adding markers, hiring a seasonal employee to maintain the park and adding benches around the lake.

Mr. Sousa discussed the idea of reaching out to residents for help with constructing the trail markers. He also brought up the idea of a Memorial Garden to honor loved ones. That could consist of residents purchasing benches that say "In Loving Memory of..." and they could be placed in various locations around the lakes or park. We could also offer the idea of purchasing trees to have planted in honor of loved ones. These are ways to allow our residents to be involved with contributing in beautifying our park. He also suggested the idea of having Nature classes. Anything that consists of volunteers to educate and engage our community to help with increasing attendance and frequency to Mounts Park.

Mr. Cordrey commented that this is a good idea. He asked if they would be placed in designated "No Fishing" areas?

Mr. Centers explained that we would try to place these types of mementos off the fishing paths, however we want benches all over the park to be purchased and used as memorials.

Mr. Sousa stated that he is hoping to have this ready for the warmer weather this year. He would like for us to plan the placement of the benches now.

Mr. Cordrey suggested the idea of donations instead of actual purchases.

Mr. Sousa responded that we low maintenance/cost effective options would be nice to peak interest.

Mr. Centers stated that we will have to do some research and get costs together.

Mounts Park Ball Fields

The goals for the 2021 Season are rebranding the field and exploring the idea of working with Ohio Power on a one-year contract (they will repair and upkeep the fields)

Long term plans consist of the following repairs:

- upgrading fencing and backstops (\$239,920.00)
- repairing dugouts (\$5,000.00)
- upgrading batting cages
- blacktop the walkways (\$23,854.20)

Utilities:

- running water (\$3,000.00 tap fee, minimum \$27/monthly)
- Restrooms (porto-lets, holding tank, running sewer (closest sewer is in front of The Villages of Classic Way, estimated \$1 million for the run))
- running electric for light poles (\$400,000.00)

Mr. Cordrey commented that he is concerned with a contract with Ohio Power because of safety.

Mr. Hickey explained that they would be updating the deteriorating walls. Ohio Power is aware that the contract would allow us to stop the work they are going to do, at any time. They are interested in getting these fields usable and ready for the kids; they are not looking to make money. Just so the Board is aware, Ohio Power actually came to us with the proposal; we did not seek them or anyone else out at this time. There could potentially be other companies that are interested in this type of contract as well.

Mr. Cordrey stated that a one year "contract" would be fine in order to allow these fields to be played on for the 2021 season.

Mr. Hickey ensured the Board that we would keep an eye on this operation at all times.

Mr. Rozzi asked who would determine what repairs should be made and if they are done safely?

Mr. Hickey stated that both himself and our Zoning Inspector, Cory Sanders would check regularly. These repairs could cost around \$6,000.00.

Mr. Centers stated that we would get an extensive repair list together. In the fields current standings, no one can use them for the 2021 season. We could contract for this year so our Township can play and then prepare to fully take over and open for the 2022 season under Township operations.

Mr. Sousa commented that's he would be okay with a one year, protected plan to get us by and then get after the real work as soon as we are able to.

Continued in-depth discussion took place about the expectations with staffing plans and the overall cost to run the ball fields at Mounts Park. Mr. Centers expressed that we will get all hard numbers together to present to the Board with multiple options.

Economic Development

Director of Economic Development and Zoning, Alex Kraemer began his department update referencing the Hamilton Township Comprehensive Plan. This passed the Warren County Regional Planning Commission Full Board on January 12, 2021. The final public hearing will come before the Board of Trustees on February 3, 2021.

The Economic Development website is finally live and highlights a lot of our businesses and movement in Hamilton Township. This will be updated regularly.

Mr. Kraemer next mentioned the idea of an Economic Development Fund. The purpose is to assist developments with unanticipated costs; help a current business expansion; provide infrastructure improvements; attract business, etc. Deerfield Township, Union Township in Clermont County, City of Monroe and the City of Fairfield all have options like this.

The Little Miami Industrial Park update is as follows:

- SUMCO building demolished
- Debris is being removed; new 45 day timeline begun, cleanup due March 5, 2021.
- 104 acres available for development
- Roughly 10 acres under contract for trucking company
- Additional 5 acres in discussion
- Site rendering has been uploaded to our website as well as an overall site video

Current Development consists of the Neyer property on State Route 48. Most may remember this from the Burger King proposal last year; from what Mr. Kraemer understands, that is a dead deal but they are under contract for a retail strip center.

Shooters generated approximately \$42,000 revenue in 2020 to the Hoptown TIF Fund. There is potential for future development here.

Mr. Kraemer allowed our Economic Development Intern, Brandon Williams to present his Co-op Project to the Board. Mr. Williams explained that there are 3 specific parcels that he and Mr. Kraemer considered for this project. He presented a plan for "Towne Center" to be located on the Gallenstein property that is located between State Route 22/3 and State Route 48. Ideally this space would be a "Live, work, play" type of community that would consist of multi-use development. He related it closely to the "Norton Commons" community located in Louisville, Kentucky. The Board of Trustees were very impressed with the plans before them.

Mr. Cordrey asked how we can get this type of development moving in Hamilton Township.

Mr. Centers explained that he and Mr. Kraemer met with the Gallenstein's last year; we do not want to put money in up front and they do not want to move without the infrastructure. This is exactly the type of plan that we need. Tom Gallenstein appears to be happy with this Co-Op project but still needs to talk to his business partner before any definite decisions can be made.

Mr. Sousa questioned if the Gallenstein's own all of these parcels?

Mr. Kraemer replied that they do. However, with this type of project, no zoning changes would be necessary which is very ideal.

The Board thanked Mr. Williams for the work put into this in his short time with us. They are excited to see what else this partnership will bring over the next few months

Mr. Kraemer continued with a Zoning Commission review; current members are Dan Riegner, Amanda Webb, Brady Hood, Julie Perelman, Randy Kuvin, and alternate Eric Reiners. They had a total of 6 meetings in 2020 and provided recommendations to the Board of the Trustees for CBD Oil Establishment regulations, 52 Stephens Road developments, Burger King and the Villages of Hopewell Valley, section E.

The Board of Zoning Appeals current members are Harold Eberenz, Michael Blomer, Ryan Ziemba, Brandon Roark, Mark Wernery and alternate Holly Roush. They had a total of 6 meetings in 2020 that consisted of 3 house variances, 2 land variances, 1 conditional use, 1 pool variance and 1 commercial variance; 6 were approved and 2 were denied.

Our permit revenue remains steady. The Board voted to change the permit prices in 2019 but after further review, we might want to have discussions about revising those costs again so that we are more comparable to communities of our size.

We continued to send Zoning violation letters in 2020. Abatement concerns arose on Elizabeth Street, Winding Way, Overbrook Avenue, Harrison Road, and Schlottman Road. Those successfully corrected at the Township level were an old vacant house on State Route 48 that was torn down in early January 2021 and Junk and Debris were removed from 9457 Schlottman on January 11, 2021.

Lastly Mr. Kraemer highlighted the New Businesses/Developments in Hamilton Township in 2020; Dunkin', Kratzer's Hometown Pharmacy, Mercy Health Primary Care Office, Mercy Health Urgent Care, Servatti's Pastry Shop, Abode Advantage, Alexander Pointe, 50 Hildebrandt Development, EvoFit (Maineville).

Executive Session

Mr. Cordrey made a motion with a second from Mr. Rozzi, to enter into Executive Session at 4:00 pm in reference to ORC 121.22 (G) (8) to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance.

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

Mr. Cordrey made a motion with a second from Mr. Rozzi to come out of Executive Session at 4:17 pm.

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

Work Session (Cont'd)

Frost Brown Todd

Mr. Yoder gave a summary of services provided to Hamilton Township in 2020; general services, Law Director attendance at every Trustees meeting, major public records requests, personnel investigations, Fiscal Officer delegation of duties, assisted with plans to construct new fire station and close the old station, BZA and Zoning Commission training, reviewed township contracts, drafted and updated numerous policies such as the investment policy, political activity policy, chain of command policy, payroll deductions policy, public records policy and discipline procedure and appeal process.

In 2019 the total legal fees were approximately \$195,000. There was a dramatic increase for 2020 resulting in a legal bill of approximately \$101,000. Mr. Yoder reminded everyone that typically election years to have an increased bill so 2021 fees may rise.

Administrator's Report

Mr. Centers did not have much to report on. He reminded that Board that the Employee Recognition Awards would take place on February 3, 2021.

Trustee Comments

Mr. Rozzi commented that we've had a good year. He thanked everyone for their hard work.

Mr. Sousa stated that he is a year in as Trustee and he is wearing a hat in a community that he has complete faith in. He expressed that the staff's Day to Day duties are done so well that it allows the Trustees to focus on other aspects. We are close to some big things happening and Hamilton Township is moving forward. He thanked everyone for all of their hard work.

Mr. Cordrey reminded that this is an election year; this time will have a different and positive atmosphere. He is confident in the movement of the Township.

Mr. Sousa stated that he has enjoyed working with Mr. Rozzi and Mr. Cordrey.

Mr. Cordrey thanked everyone for all of their work. He stated to never underestimate the power of these retreats as this gives the Board a chance to have discussions in depth that maybe wouldn't otherwise be had. He also thanked FrostBrownTodd for their knowledge and great relationship.

Adjournment

With no further business to discuss, Mr. Cordrey made a motion with a second from Mr. Rozzi to adjourn at 4:32 pm.

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

February 3, 2021

Hamilton Township Zoning Commission Recommendation to the Hamilton Township Trustees regarding the Villages of Hopewell Valley Section E Revised PUD Stage 1 & PUD Stage 2 Site Plan:

- *Compliance with the Hamilton Township Zoning Code, except for the modifications in the Villages of Hopewell Planned Unit Development Standards and Policies set forth in Resolution #96-414.*
- *Compliance with recommendations from Warren County Regional Planning Commission.*
- *Compliance with recommendations from Hamilton Township Zoning Commission.*
- *Compliance with all Warren County and ODOT Conditions.*
- *Reach out to the Villages of Hopewell Valley HOA about the possibility of adding a walkway with limited access to connect the two subdivisions.*
- *For PUD Stage 3, update the name and logo of this new subdivision to differentiate from Villages of Hopewell Valley Homeowner's Association.*

The HAMILTON TOWNSHIP TRUSTEES

Revised Stage 1 PUD & PUD Stage 2 Site Plan

Villages of Hopewell Valley Section E (*New Name at Stage 3*)

February 3, 2020 at 6:30 PM

Owner:	D.R. Horton-Indiana LLC
Applicant:	D.R. Horton-Indiana LLC & McGill Smith Punshon (MSP)
Spokesperson:	Chris McKinney & Rich Arnold
Location:	Route 22 & 3
Size:	22,597 acres
Zoning:	R-3 Multi-Family Residence Zone
Request:	Revised PUD Stage 1 & PUD Stage 2 Site Plan approval for a residential development
History:	The Village of Hopewell Valley PUD was originally approved in 1996. Section E of that original approval called for 200 future Multi-Family units. This new PUD Stage 1 is seeking to replace those Multi-Family units with 68 Single Family Patio Homes to be built by D.R. Horton.

On April 29, 2020 the following revisions were submitted:

- The proposed minimum lot width and area are 50 feet and 6,000 square feet, respectively, having a minimum Front yard setback of 25 feet. The Side Setbacks are 5 feet/10 feet total minimum and Rear setback is 20 feet.
- Mounding has been modified and a storm water quality basin has been added near Belwood Lane.
- Lot 273 in Parcel C was eliminated due to grading constraints.
- An asphalt connection path has been made to the existing path west of Lot 16 in Parcel A-1 to the Little Miami School District property.
- Since this submittal, the applicant was not successful in acquiring access through the Villages of Hopewell Valley HOA property south of the existing roundabout, hence the revised plan proposes access from State Route 22 & 3.
- Existing Storm Water Quantity Management was provided for the entire development during the earlier phase.
- The Storm Water Quality Basins are proposed in Parcel E in order to treat storm water runoff for the 0.9 inch and below rainfall events.

Project Summary: The Owner and Applicant seek approval for major and minor modifications to a previously approved PUD Stage 1 site plan.

Project Description: The proposed PUD site plan modifications pertain to portions of a residential development commonly known as the Villages of Hopewell Valley. The original PUD Stage 1 site plan for the 140-acre development was approved by the Hamilton Township Board of Trustees in 1996 pursuant to Resolution #96-414.

Parcel E was initially reserved for future development of 200 multi-family units but was changed to 68 single-family residential units on the parcel in April of 2020.

Site Aerial:



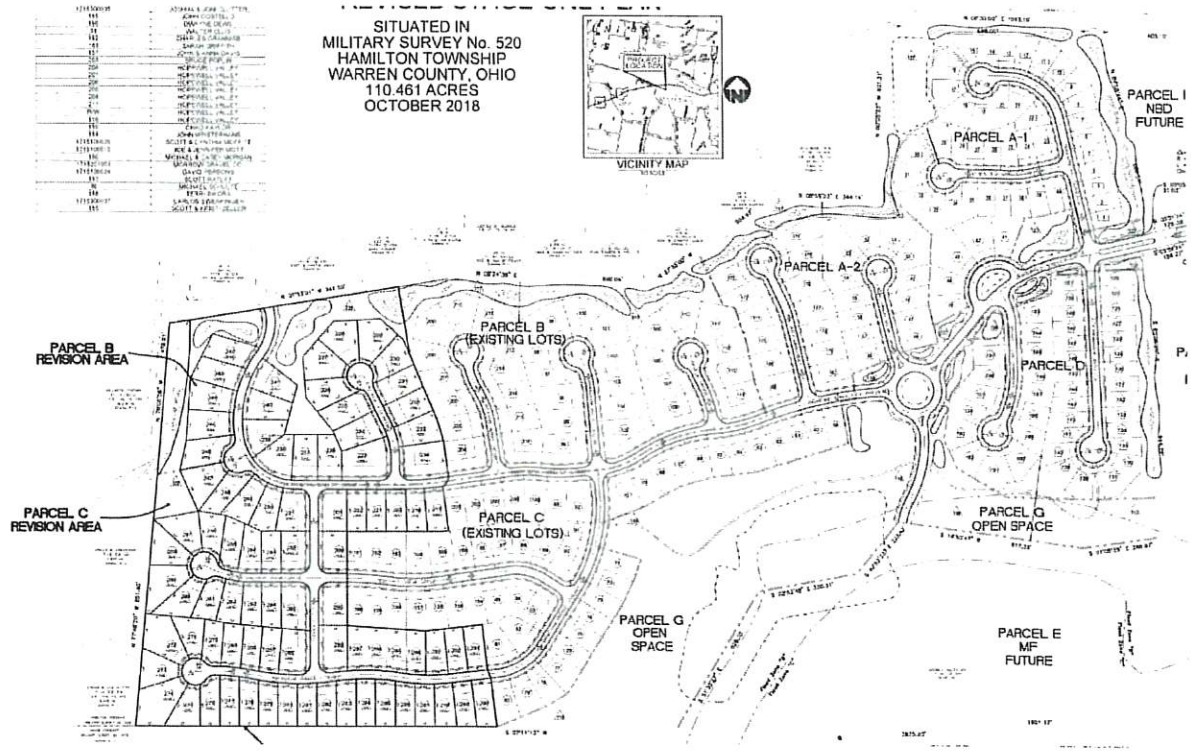
Section E Aerial:



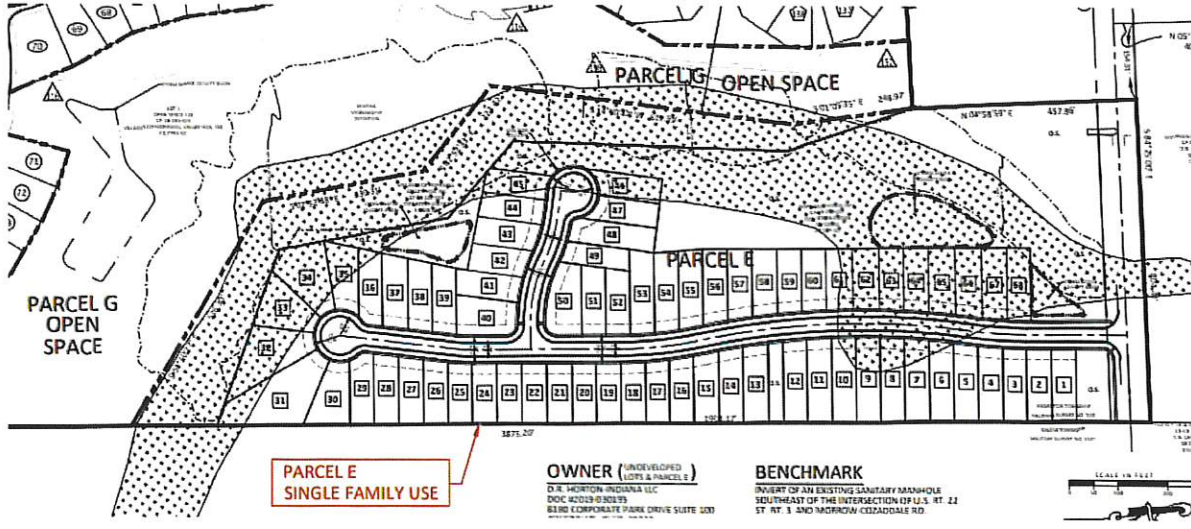
Yellow highlighted area = Villages of Hopewell Valley Section E/East

Red outlined area = Open Space owned by Villages of Hopewell Valley HOA

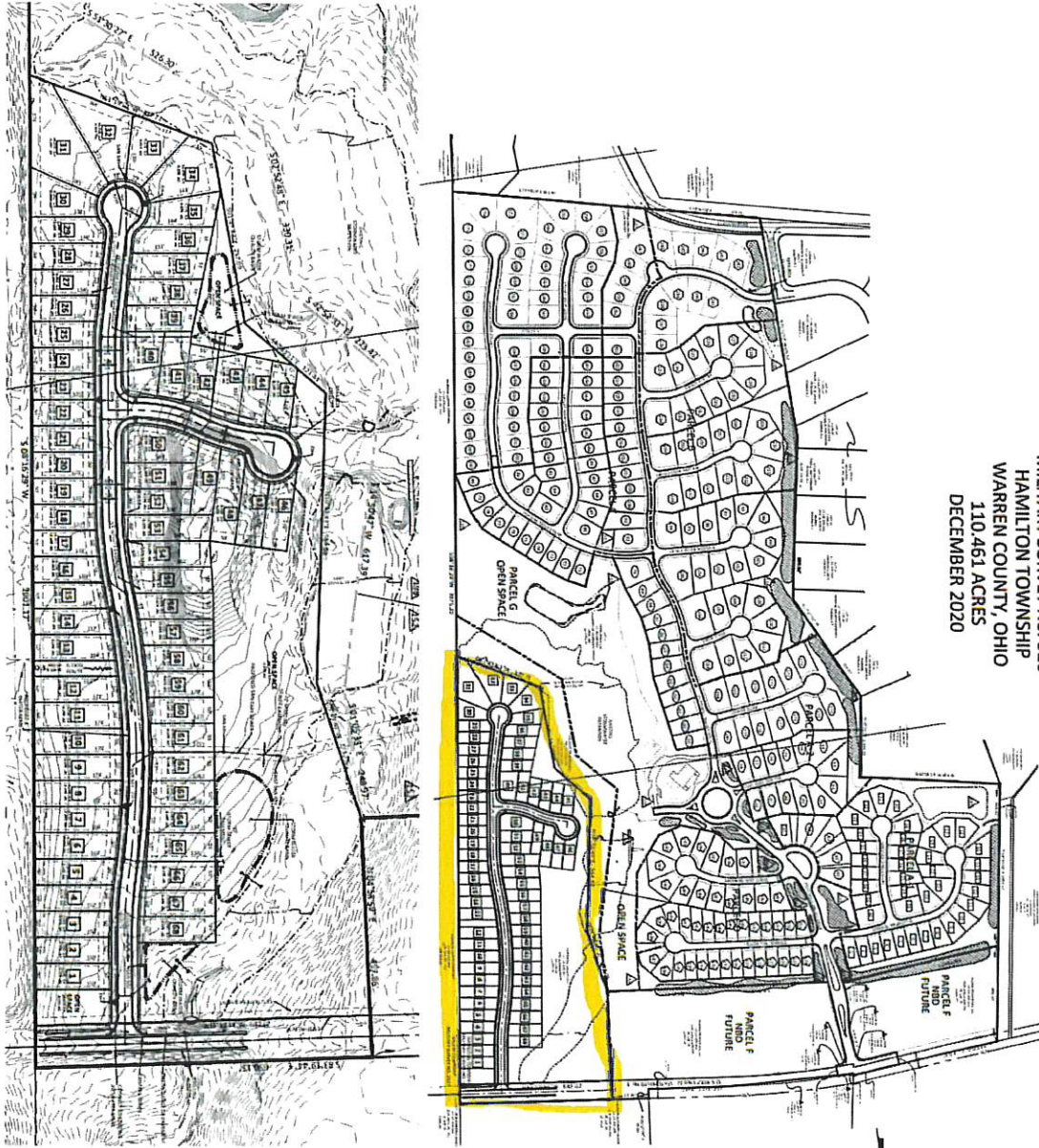
Approved PUD Site Plan:



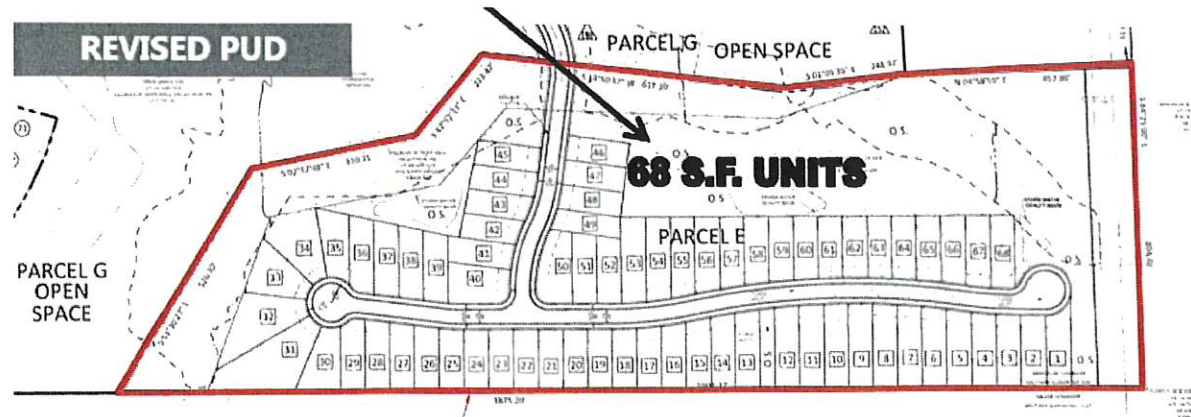
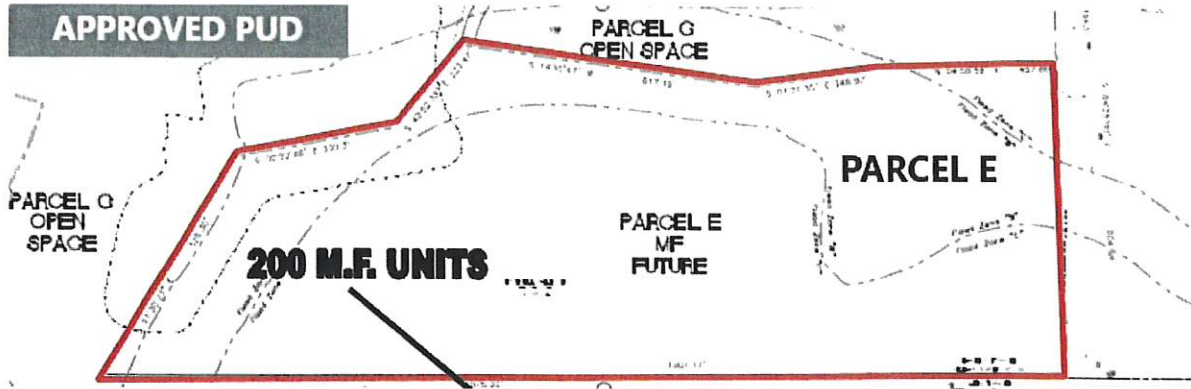
Revised Stage 1 PUD Plan:



Revised PUD Stage 2 Site Plan:



Proposed Major Modification:



PUD Sketch Plan Review Criteria:

F. Review Criteria for PUD Sketch Plan

The following criteria shall be used in recommendations and decisions regarding the PUD sketch plan:

- (1) The PUD sketch plan is consistent with the intent and purposes of the zoning code to promote public health, safety, morals, community stability and the general welfare of Hamilton Township.
- (2) The PUD sketch plan is consistent with the Hamilton Township Land Use Plan and Warren County Thoroughfare Plan.
- (3) The uses proposed will not be detrimental to the present surrounding uses or to the uses authorized under the zoning code for the surrounding real estate, and will be harmoniously related to the surrounding area.
- (4) The PUD sketch plan provides adequate safeguards to protect the general public, owners, and occupants of nearby real estate from nuisances, noise, air pollution, water pollution, soil pollution, visual blight or any other environmental contamination.
- (5) The uses proposed will not be detrimental to existing and potential future surrounding uses and will be harmoniously related to the surrounding area.
- (6) The internal streets and primary and secondary roads that are proposed shall properly interconnect with the surrounding existing primary and secondary road network as designated on the Warren County Official Thoroughfare Plan. A traffic impact study may be required by the township, and the zoning commission and trustees shall coordinate cross access easements or stubbed streets to all adjacent parcels as needed to facilitate better traffic flow between individual developments in conjunction with the Warren County Engineer's Office.
- (7) The minimum common open space areas have been designated in accordance with the provisions of this chapter. The PUD sketch plan shall provide for the preservation of as many trees as practicable.
- (8) The PUD sketch plan may vary from the requirements of the zoning code upon approval by the board of township trustees of the sketch plan.

RPC Recommendation – APPROVAL with the following conditions:

At its meeting on December 17, 2020 the Warren County Regional Planning Commission (RPC) Executive Committee voted, with a vote of 9 aye, 2 no, 1 abstain, to recommend approval to the Hamilton Township Zoning Commission subject to the following conditions:

1. The development shall comply with the Warren County Subdivision Regulations and the Hamilton Township Zoning Code, except for the modifications in the Villages of Hopewell Valley Planned Unit Development Standards and Policies noted on Exhibit D.
2. Hamilton Township revises Resolution # 96-414 to include the modified Planned Unit Development Standards as illustrated on Exhibit D.
3. Prior to Final Plat approval, the applicant shall obtain access permits and perform a traffic impact study that is reviewed by the Warren County Engineer's Office and approved by O.D.O.T.
4. The proposed cul-de-sac located towards the western perimeter of Parcel E, shall be revised to a stub street, extending to the perimeter of Parcel E. This street re-configuration shall be illustrated on the PUD Stage 1 and 2 Plan and future Preliminary Plan.
5. A stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office.
6. A HOA shall be established to own and maintain common open areas and entryways.

Warren County Engineer's Office Conditions

- Staff is not aware of any conditions at this time

Ohio Department of Transportation

- ODOT will NOT require a traffic analysis or impact study with a total of 47 trips during peak hours.

Warren County Soil & Water Conservation District

- Staff is not aware of any conditions at this time

Warren County Water & Sewer Department

- Staff is not aware of any conditions at this time

Staff Recommendation – APPROVAL subject to the following conditions:

- Compliance with the Hamilton Township Zoning Code, except for the modifications in the Villages of Hopewell Planned Unit Development Standards and Policies set forth in Resolution #96-414.
- Compliance with recommendations from Warren County Regional Planning Commission (RPC).
- Compliance with recommendations from Hamilton Township Zoning Commission.
- Compliance with all Warren County and ODOT Conditions.
- Villages of Hopewell Valley Section E be renamed and use a different logo to avoid potential legal issues with the Villages of Hopewell Valley HOA, who has legal rights to that name and logo.

Appendix A: Villages of Hopewell Valley PUD Standards and Policies

1. Approval of a Planned Unit Development shall mean approval of the land use areas, and shall not include approval of the site plan, as this is a matter for Stage 2 and 3 of the Planned Unit Development.
2. Mr. Chris McKinney shall be the spokesman for the Planned Unit Development in all dealings with Hamilton Township, regardless of the number of landowners within the project. Mr. Chris McKinney may delegate his role as spokesman to another individual and shall notify the Hamilton Township Zoning Inspector of such change. In any event, only one spokesman will be recognized by Hamilton Township as representing the Planned Unit Development.
3. A final detailed site plan shall be approved in accordance with the procedure set forth in Section 3.6 of the Hamilton Township Zoning Code.
4. Compliance with all the Hamilton Township Trustee's conditions and requirements that may be set forth by the Hamilton Township Trustees in its resolution granting the Planned Unit Development District and compliance with requirements of Chapter 5 of the Hamilton Township Zoning Code.
5. Prior to the approval of the final site plan, the developer shall expand and/or upgrade the following: water system, water treatment and storage facilities, sanitary sewers, and wastewater treatment facilities that are necessary to serve the development, as determined by the Warren County Sanitary Engineer.
6. The frontage and yard requirements will be as follows for the R-3 Zoning District:
 - a) Parcel A will have a frontage of 55'; Front Yard of 30'; Side Yard of 10' total/ 2' minimum on either side and a Rear Yard of 10'.
 - b) Parcel B will have a frontage of 80'; Front Yard 50'; Side Yard of 16' total/ 5' Minimum either side and a Rear Yard of 30'.
 - c) Parcel C will have a frontage of 65'; Front Yard of 40'; Side Yard of 13' total/ 5' Minimum on either side and a Rear Yard of 30'.
 - d) Parcel D the frontage doesn't apply: Front Yard of 25'; Side Yard 20' between buildings and a Rear Yard of 20' to Property Line.
 - e) Parcel E will have a frontage of 50'; Front Yard of 25'; Side Yard of 10' total /5' Minimum on either side and a Rear Yard of 20'.
 - f) Parcel F the frontage doesn't apply; Front Yard of 50'; Side Yard of 20' to Property Line; and the Rear Yard 20' to the Property Line.
7. All portions of the principle structure of the residential properties, including fireplaces, porches and decks shall be within the minimum setback requirements of the lot, as applicable, and based upon the setbacks listed in item No. 6.
8. A landscaped berm shall be constructed on the West property line of Parcel A-1 adjacent to the Little Miami High School site, as a buffer screen.

9. An asphalt path will be extended to the west property line of Parcel A-1 to the Little Miami High School site.
10. The overall density of the development shall not exceed 2.7 dwelling units per acre.
11. Dedicated open space shall be no less than 23.7 acres.
12. A minimum of 90% of all the dwelling units located in Parcels A, B, C, and D will be owner occupied.
13. There will be commercial area dumpsters located on Parcel F only that will be screened from the public.
14. Mounding is exempt from the requirements of Section 8.4.4 (C) Earth Mounds, of the Hamilton Township Zoning Code. Mounding shall comply with the below standards and the illustrations on Exhibit 1.
 - a) There will be a 20' wide mounding at a minimum height of 3' and maximum of 6' for Parcel F along the South property Line.
 - b) There will be a 25' wide mounding at a minimum height of 3' and a maximum of 6' for Parcel A-1 along the West property line, except for where the asphalt path is extended to Little Miami School site and south of the path.
 - c) There will be a 35' wide mounding at a minimum of 3' and a maximum of 6' for Parcels A-2, and B, along property line abutting The Estates of Belwood properties and the Little Miami School District (PIN 17181000040) property.
 - d) All mounding to be constructed in accordance with engineering surveys and Warren County Engineer's Office.
 - e) On the mounds of 20', 25', and 35', in width, trees will be planted every 25'; alternating 2" caliber shade trees with 8' to 10' pine trees.
 - f) The 35' berm on the east side of the Belwood Lane access will contain at a minimum the following:
 - I. Six ornamental flowering trees of 1.5" caliber.
 - II. Six shade trees of 2" caliber.
 - III. Nine evergreens, spruce and fir of 10' to 12' tall.
 - IV. Twelve Burning Bush shrubs.
 - V. Ten Viburnum Shrubs
 - g) Upon completion of grading of development plan for each section, and prior to start of new home construction the developer will complete the mounding for that section.
15. There will be a requirement for a Merchants Association for the B-2 zone.
16. There will be a 25' wide dedicated green space along the North property line separating Parcel E from U.S. 22 and S.R.3, however an entry feature may be included within the green space. Where natural vegetation does not exist a stand of either 2" caliber ornamental flowering trees or 2" caliber shade trees will be provided.

17. Parcel F (B-2) area will be covered with grass and wildflowers until developed.
18. There will be extensive work done to try to get the speed limit lowered along U.S. 22 and S.R.3.
19. There will also be signs placed at Belwood Lane access for No Construction Traffic and there will be a penalty for those who violate it.
20. The recreation facilities will be put in before the first certificate of occupancy is issued.
21. The minimum open space will be 23.7 acres.
22. The Construction Traffic Road will be off of U.S. 22 and S.R. 3 and will run within the Hopewell Valley Drive right of way.
23. There will be \$100.00 for each Occupancy certificate held in a trust account, set up by the Developer, and will be designated to be used by Little Miami High School for Science Lab Equipment and Lab Materials.
24. The number of dwelling units will be no more than 350 for the entire acreage.
25. This development will not start until One (1) year in sales has taken place for the Village on The Green Project.
26. Parcels A, B, and C, will have sidewalks along both sides of the streets.
27. There will be a street lighting district established for the entire development.
28. The streets in Parcels A, B, C, D, and E will conform to Warren County Roads Standards and will be turned over to Hamilton Township for maintenance, and the private streets will be built to conform to Warren County Standards for roads under their specification.
29. There will also be signs placed, with the approval from the Ohio Department of Transportation for fog warning area.
30. The summary of the development will be as follows:
 - a) PARCEL A-1 Single-Family Dwellings over 12.8 acres with a density 3.6 units per acre and a maximum of 45 units.
 - b) PARCEL A-2 Single-Family Dwellings over 12.1 acres with a density 3.2 units per acre and a maximum of 38 units.
 - c) PARCEL B Single-Family Dwellings over 25.9 Acre with a density of 2.2 units per acre and a maximum of 57 units.
 - d) PARCEL C Single-Family Dwellings over 28.2 acres with a density of 3.6 units per acre and a maximum of 99 units.
 - e) PARCEL D Single-Family Dwellings, over 9.5 acres with a density of 4.5 units per acre and a maximum of 43 units.

- f) PARCEL E Single -Family Dwellings over 25.7 acres, with a density of 2.8 units per acre and a maximum of 68 units.
- g) PARCEL F Retail over 15.9 acres with a B-2 PUD Zoning.
- h) PARCEL G with 23.7 acres and a R-2 PUD zoning for open space.

The maximum overall density for the entire PUD will be a maximum of 350 units or 2.7 units per acre average.

Appendix B

D·R·HORTON
America's Builder

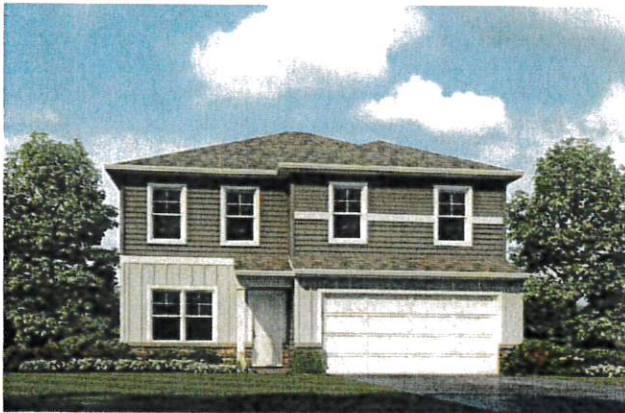
PENNINGTON
2,155 SQ. FT. | 3 BED 2.5 BATH 2 STORY 2 CAR GARAGE



Elevation A



Elevation B



Elevation C



Elevation D

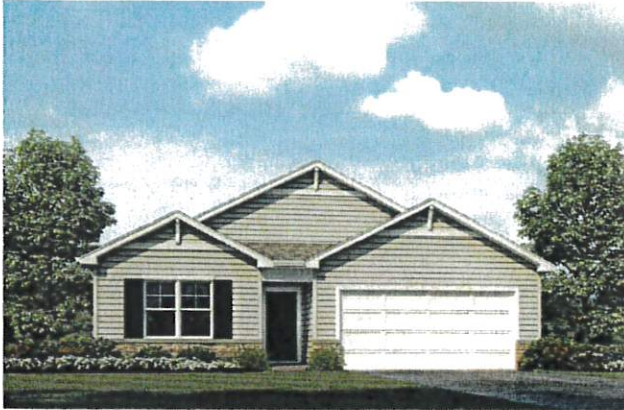
D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates.

REV 200831

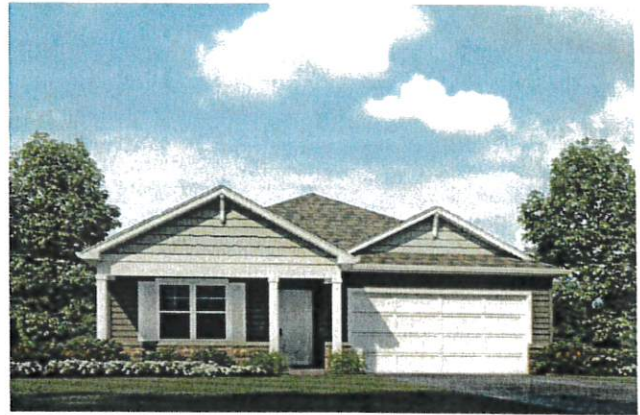
D·R·HORTON
America's Builder

D·R·H·O·R·T·O·N · E·X·P·R·E·S·S · E·M·E·R·A·L·D · F·R·E·E·D·O·M

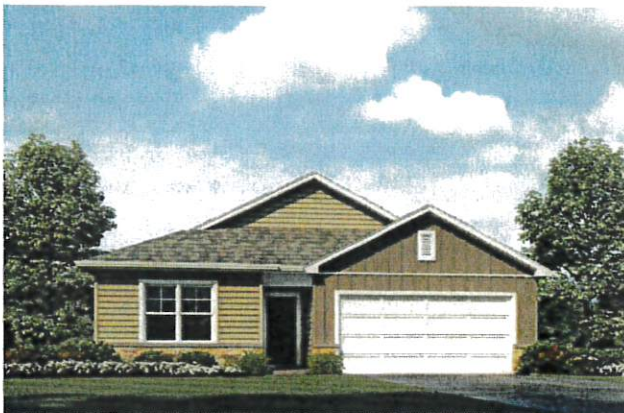
DRHORTON.COM



Elevation A



Elevation B



Elevation C



Elevation D

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REV 200831



Elevation A



Elevation B



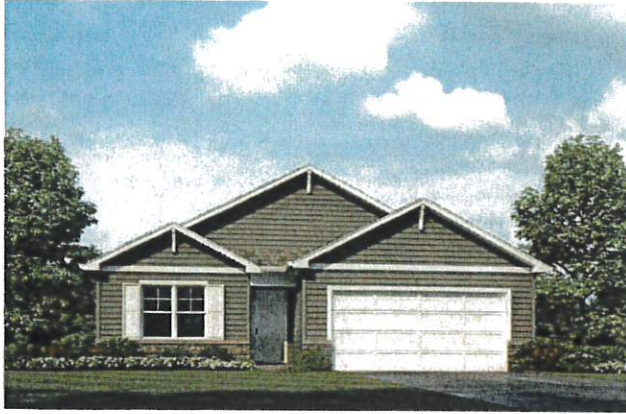
Elevation C



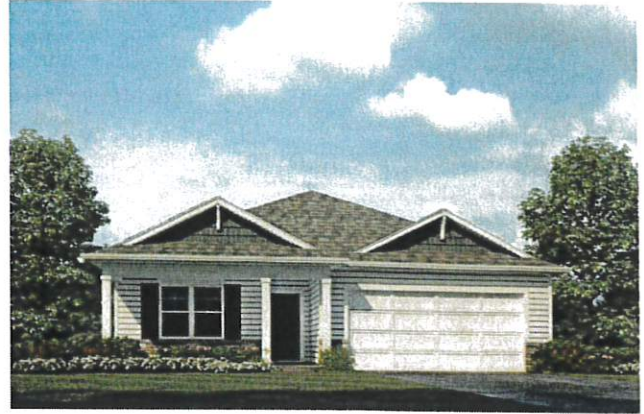
Elevation D

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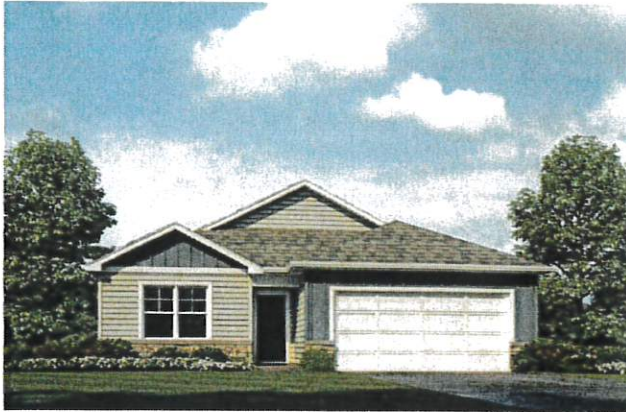
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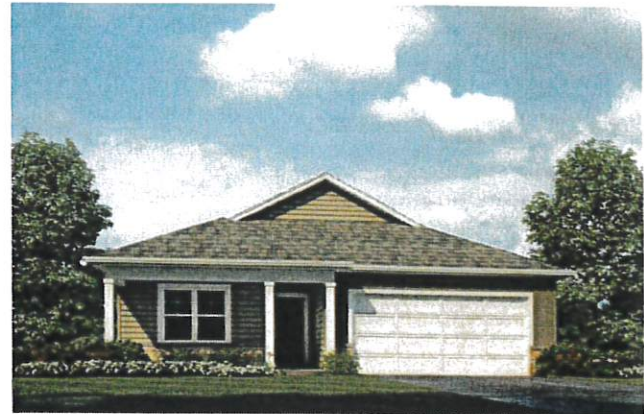
Elevation A



Elevation B



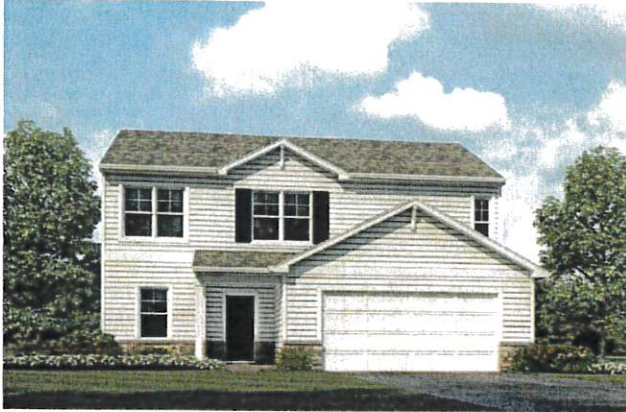
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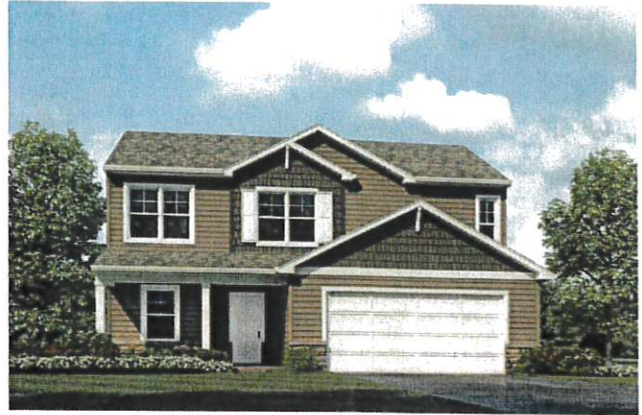
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REV 200831



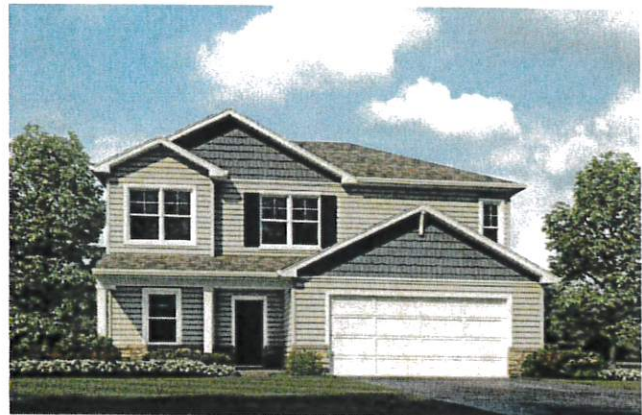
Elevation A



Elevation B



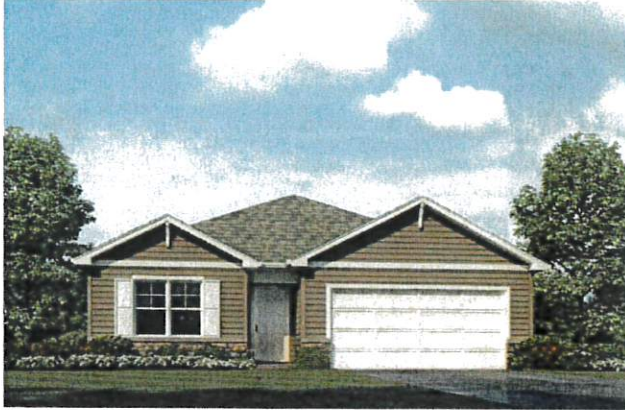
Elevation C



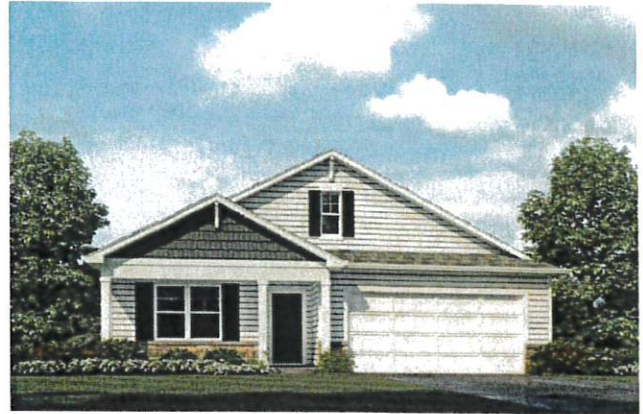
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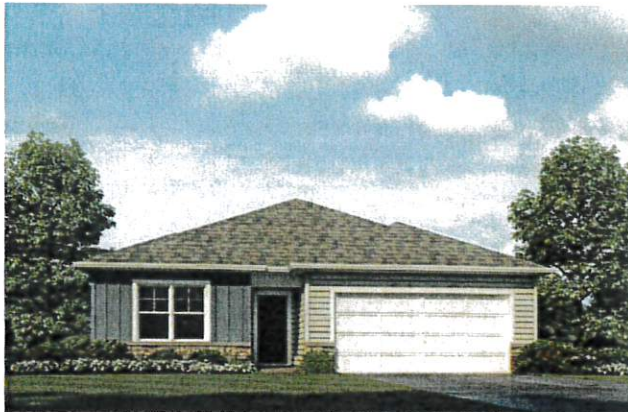
REV 200831



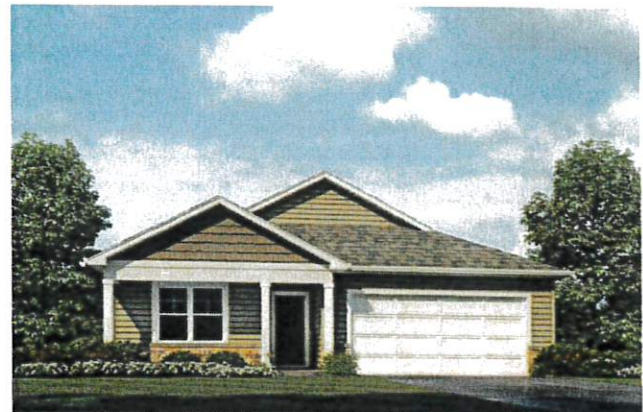
Elevation A



Elevation B



Elevation C



Elevation D

D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates.

REV 200831



Elevation A



Elevation B



Elevation C



Elevation D

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REV 200831



Elevation A



Elevation B



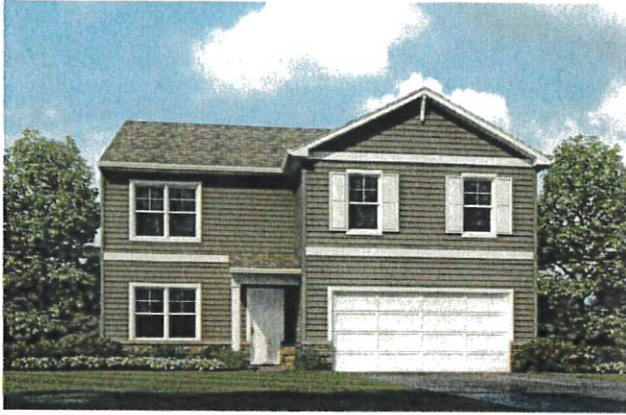
Elevation C



Elevation D

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REV 200831



Elevation A



Elevation B



Elevation C



Elevation D

D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates.

REV 200831

Appendix C

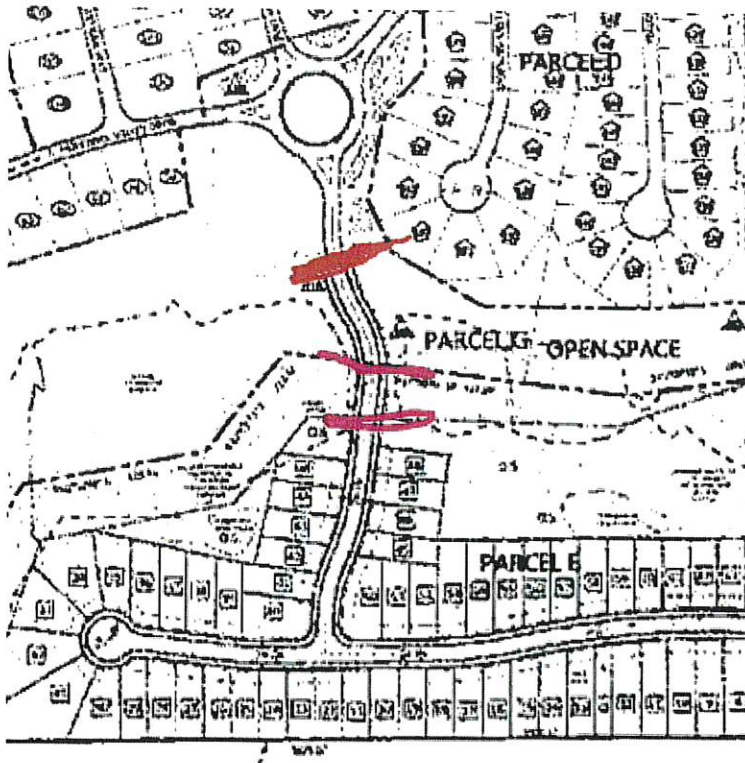
Alex Kraemer

From: Lynn Ratliff <bowlingratliff@gmail.com>
Sent: Wednesday, January 20, 2021 11:51 PM
To: Alex Kraemer
Cc: Jen Ball; Amanda Hollingsworth; Jennifer Langhals; Shelby Early; Julie Pugh
Subject: Hopewell Valley - Issues with Zoning meeting.
Categories: Zoning Commission

Alex -

I have listened to the Zoning Meeting. I would like to clarify items for the Zoning Commission, so feel free to pass this email along to them.

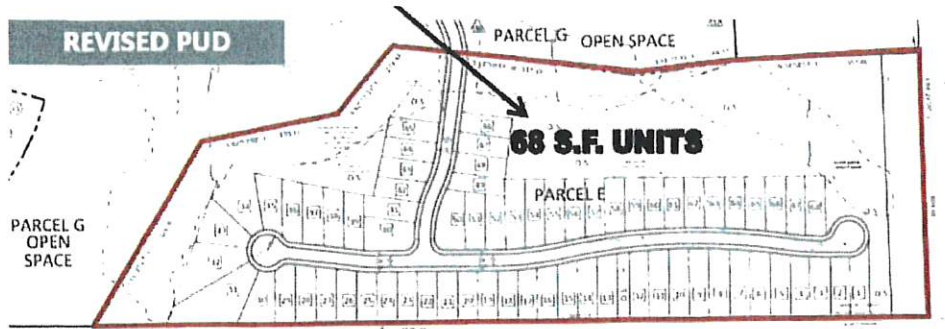
The parcel that is in question, the "lightning bolt", was part of the ORIGINAL PUD CONDITIONS in 2005. The Zoning commission required a "buffer zone" between the 2 areas as the neighborhoods would not be the same neighborhood or same HOA. No PUD plans ever had roads in the lightning bolt parcel OR in Section E. The red line is where our street ends by the pool parking lot. Down to the first fuschia line is deeded, "Common area", owned by Hopewell Valley HOA. Between the 2 fuschia lines is the lightning bolt parcel, which is deeded, "Residential Vacant Land", also owned by Hopewell Valley HOA. This parcel of land was deeded to the Hopewell Valley HOA **PRIOR** to the sale of the remaining Hopewell Valley building parcels and Section E, from Dan Rolfes to DR Horton. It was not an accident or an oversight, it was the conditions of the original 2005 PUD approval. (And please note, this missing "street" area is about 300 linear feet) The reason why DR Horton chose not to pursue legal action is there was nothing to pursue. The land in question was not and never was part of the sale. Fact is, DR Horton made LOADS of assumptions in this transaction with Dan Rolfes, including being able to spend HOA monies to the tune of \$15,000 of which, DR Horton has still not paid the vendor for their wrong assumption, almost 8 months later.



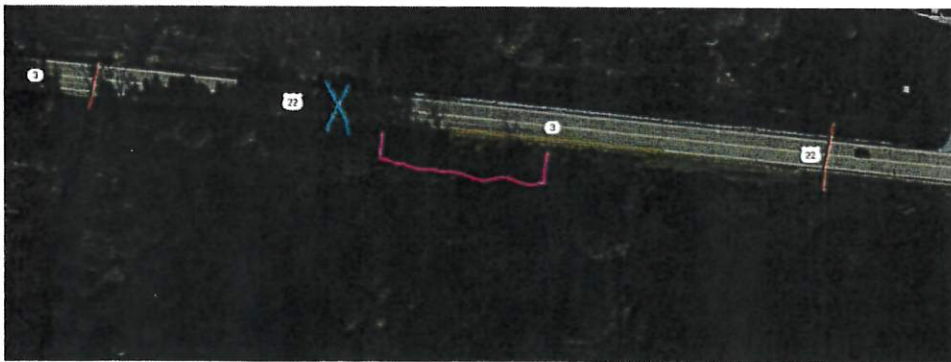
DR Horton keeps perpetuating this fallacy that Section E was to be part of Hopewell Valley HOA and community. It was **NEVER** scheduled to be part of our HOA, in fact, I have requested them to read the **Bylaws and Covenants** set forth in 2005, and recorded with Warren County, that explicitly states Section E is **IS NOT PART OF THE ADDITIONAL LAND SUBJECT TO THESE BYLAWS AND COVENANTS**. This land would never be able to be brought into our HOA unless there was an amendment to the Bylaws that would need to pass with a 75% vote. When the original project started in 2005, this parcel was to be 200 upper end townhomes with their own amenities and HOA. The request to DR Horton, to present this to our residents for amendment, was to take 2 lots in the back of the neighborhood and build another pool. This would allow the HOA Board to get residents on board with bringing in these additional 68 homes into the HOA. In fact, the HOA Board was not alerted that DR Horton had pulled out of negotiations until the HOA was made aware of the Dec 17th meeting of Warren Co RPC. Our attorney was still in negotiations with their attorney at that time. To portray the HOA as unwilling or uncooperative is in fact a complete insult, and we are getting tired of being portrayed that way. We have told DR Horton what it would take to get our residents to approve their plan and it is DR Horton who is unwilling to budge. It is DR Horton that walked away from the table, not us.

Back in August, when the plan was originally approved by the Zoning Commission, there was no discussion about emergency equipment turnarounds or as Ms. Perelman states, the "one in one out" issue with this revised plan. As you can see below, the Zoning commission recommended approval of the plan below. It is a "one in one out". Can anyone explain to me why it was not an issue back in August and it now is? This is no different

than Thornton Grove and 21 Oaks off 22&3.



There were questions at the meeting about 22&3 area. Just a quick overview: between the red lines below is Section E parcel, The teal X is the lowest point of the dip in 22&3, the purple area shows the culvert area that goes under 22&3, and the highlighted yellow area is existing guardrail for the dropoff. I am not sure, but I do not believe the guard rail can be removed without approval from ODOT. The 50 MPH starts on the far eastern side (right side below) of the parcel. The traffic coming from the west will be going 50 MPH at the entrance to this parcel. Hopewell entrance was required to have turn lanes, because of the 50 MPH zone, and I would expect that ODOT will not approve this new entrance without proper turn lanes also.



As far as us connecting to Belwood, Hopewell is currently connected to Belwood. And it was always part of the original PUD plans to connect in. And yes, we love it. There have been no revisions to the original plans in our neighborhood in regards to Belwood.

In closing, we would like the Zoning Commission to understand, at no point has the HOA suddenly discovered this parcel and trying to be uncooperative with DR Horton. In fact, throughout this whole process, it would seem the members of the HOA Board are the only ones that DO know what is going on, and how the parcels and owners all fit together, from the establishment of the communities in 2005 till present. DR Horton is continuing to make assumptions and present them as facts to the Zoning Commission, and continues to try to "slide things through". For instance, if they abandoned connecting to Hopewell Valley, why would they propose to the Warren Co RPC a plan that includes a sign that looks exactly like Hopewell Valley's sign, inclusive of the name and the logo? That just doesn't make logical sense..... unless, they are wishing to "use" the amenities of the existing neighborhood to "sell" this new neighborhood, and leave us to deal with the fall out of upset people who are not allowed to use our pool. This is the exact and only reason we do not want a connection, and in fact, was stated that exact way to DR Horton. If we pull the parcels into our HOA by way of a vote on an amendment, then it will require these items, namely another pool area as ours is already over crowded without their additional 68 homes. If they are not part of our HOA, then we see no reason to be connected via a street.

Not to mention the additional traffic burden at Hopewell and 22&3, that is already a nightmare during the school year at dismissal. It can sometimes take 20 minutes to get out of our subdivision because of kids using the area as a turn around rather than waiting at the light at the high school.

If the Zoning Commission has any further questions, please feel free to contact me via my email. I am always happy to explain the HOA's position.

Lynn Ratliff
Hopewell Valley HOA Board

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm). See Figure D103.1.

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire chief.

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

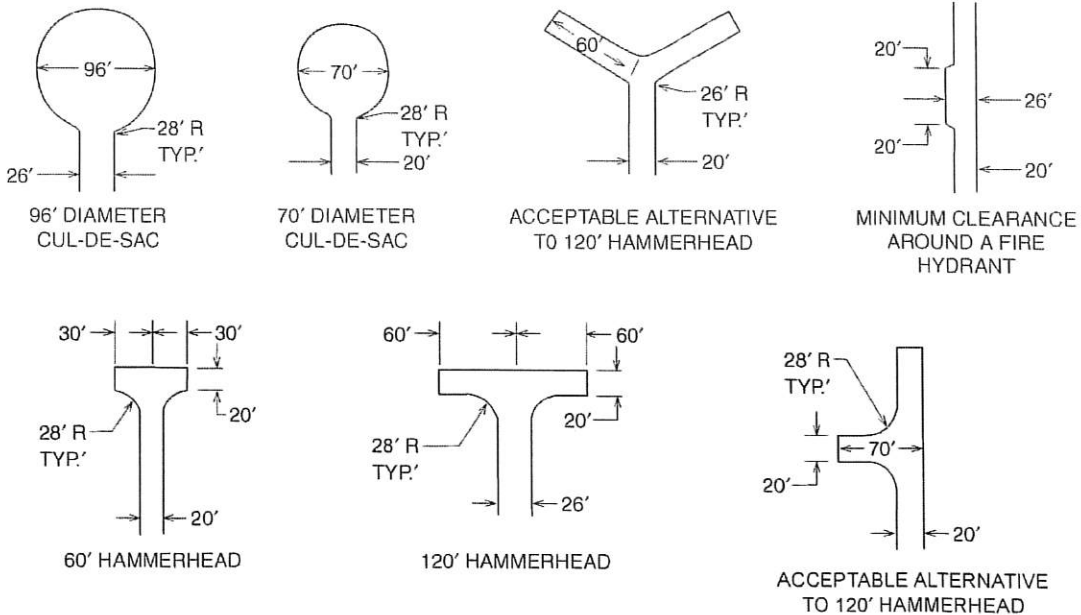
**TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE
APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools.
7. Locking device specifications shall be submitted for approval by the fire code official.

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

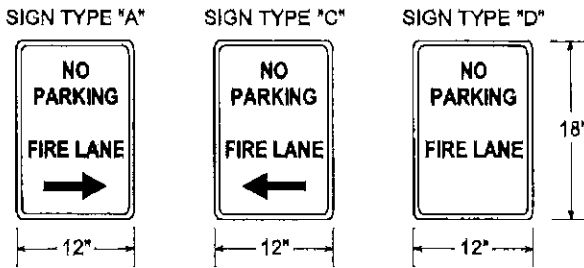


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.

D103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

**SECTION D104
COMMERCIAL AND INDUSTRIAL DEVELOPMENTS**

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least three means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than

62,000 square feet (5760 m²) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11,520 m²) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

**SECTION D105
AERIAL FIRE APPARATUS ACCESS ROADS**

D105.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

D105.2 Width. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

**SECTION D106
MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS**

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the *International Fire Code*.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

**SECTION D107
ONE- OR TWO-FAMILY RESIDENTIAL
DEVELOPMENTS**

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with

separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are 30 or fewer dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

LEGISLATIVE COVER MEMORANDUM

Introduction: February 3, 2021

Effective Date: Next available date after passage

Agenda Item: **Resolution 21-0203**
A RESOLUTION AUTHORIZING AND APPROVING AN INCREASE IN TOWNSHIP APPROPRIATIONS IN THE GENERAL FUND TO RECONCILE BUDGETS FOR CALENDAR YEAR 2021

Submitted By: Brent Centers

Scope / Description: This is increasing appropriations into the General Fund for an Administration vehicle. This is the total cost of the vehicle but will be offset with the agreed upon "trade-in" value of the 2013 Yukon for \$20,000 on February 19, 2021. At that time, the trade-in value of \$20,000 will be input into the General Fund.

Budget Impact: \$38,394.00

Vote Required for Passage: 2 of 3

Recommendation: Approval

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:30 p.m. on February 3, 2021, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

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

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 21-0203**

**A RESOLUTION AUTHORIZING AND APPROVING AN INCREASE IN TOWNSHIP
APPROPRIATIONS IN THE GENERAL FUND TO RECONCILE BUDGETS FOR
CALENDAR YEAR 2021**

WHEREAS, the Board of Township Trustees wishes to authorize and approve an increase in appropriations in order reconcile budgets and appropriations for calendar year 2021;

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 Drug Law Enforcement Fund Line Item 1000-760-750-0000, Motor Vehicles in the amount of \$38,394.00 for a total amount of \$38,394.00.

SECTION 2. The Fiscal Officer is hereby authorized and directed to approve a Blanket Certificate in the amount listed 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:

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

Resolution adopted this 3rd day of February 2021.

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 February 3, 2021.

Date: _____

Kurt E. Weber, *Fiscal Officer*

PURCHASER Hamilton Township

RETAIL BUYERS ORDER

ADDRESS 7780 South State Route 48

Invoice

CITY Maineville STATE Ohio ZIP 45039

Ganley Chevrolet of Aurora LLC
310 West Garfield
Aurora, OH 44202
330-562-8585

RES. PHONE () _____

BUS. PHONE (513) 678-2349

E-MAIL khickey@hamilton* DATE 1-29-2021

Township

MOBILE NO. () _____

PLEASE ENTER MY ORDER FOR THE FOLLOWING DESCRIBED
MOTOR VEHICLE: NEW USED DEMO RENTAL FACTORY OFFICIAL

DEAL NO. _____ CUSTOMER NO. _____

MILEAGE ON PURCHASED VEHICLE: _____
Accurate Unless Marked Not Accurate NOT ACCURATE

VEHICLE SOLD:	MAKE	YEAR	MODEL	BODY TYPE	COLOR	TRIM	STK. NO.	SERIAL NO.
	Chevrolet	2021	Tahoe 1FL 4WD	5W4 SSV	White	Black Order		

TRADE IN RECORD - TRADE 1			
YEAR	MAKE	MODEL	TYPE
MILEAGE: (Accurate Unless Marked Not Accurate) <input type="checkbox"/> Not Accurate Salvage Vehicle? <input type="checkbox"/> Yes			
BALANCE OWED \$ _____ (Good Unit) _____ Trade-In Allowance _____			
TRADE IN RECORD - TRADE 2			
YEAR	MAKE	MODEL	TYPE
MILEAGE: (Accurate Unless Marked Not Accurate) <input type="checkbox"/> Not Accurate Salvage Vehicle? <input type="checkbox"/> Yes			
BALANCE OWED \$ _____ (Good Unit) _____ Trade-In Allowance _____			
REMARKS:			
DEPOSIT (PARTIAL PAYMENT) RECEIPT - Purchaser hereby provides to the Dealer the sum of \$ _____ as Non-Refundable Deposit/Partial Payment for the vehicle described above. If this Receipt is for a Deposit, Dealer will refrain from selling the described vehicle for _____ days from the date of Deposit. X _____			
NEGATIVE EQUITY DISCLOSURE & CONSENT - I am aware that the balance owed on my trade-in vehicle or the amount owed on my lease term in vehicle exceeds the trade-in allowance from the dealer. As a result, I have requested that the "Total Due" be increased by the difference, \$ _____ (known as negative equity). X _____			
ARBITRATION - I agree that any dispute arising from this transaction will go to arbitration and I have executed a detailed arbitration agreement which is fully incorporated herein. Arbitration is not required for the purchase or financing of your vehicle. X _____			

PRICE OF VEHICLE #38819 Unit Price	\$	34,167.00
OTHER GOODS & SERVICES #38787 Delivery		180.00
#38820 5W4 Special Service Delivery		2878.00
#No Spotlight Credit		<680.00>
#B58 Mats F & R		76.00
#G17 Headlamp & Taillamp Flasher		48.00
#38908 A50/D07 Bucket Seats w/Console		333.00
#38908 POA 1FL Safety Package		375.00
#38911 NHT Max Trailing Package		333.00
38913 6C7 Red&White F Aux Dome		162.00
38914 BTV Remote Start		285.00
#38822 6J4 Horn & Siren Circuit Wiring		52.00
#38804 Carpet		185.00
DOCUMENTARY SERVICE FEE		
TOTAL PRICE		
TRADE-IN ALLOWANCE(S)		()
TAX BASE		
SALES TAX _____ %		
TITLE FEE		
REGISTRATION FEE		
PLUS PAYOFF ON TRADE VEHICLE(S)		
TOTAL DUE		
LESS INITIAL PAYMENT CASH DOWN	\$	
LESS REBATE/FACTORY INCENTIVE		
LESS REBATE/FACTORY INCENTIVE		
BALANCE DUE	\$	38,394.00

ALL WARRANTIES, IF ANY, BY A MANUFACTURER OR SUPPLIER OTHER THAN DEALER ARE THEIRS, NOT DEALERS, AND ONLY SUCH MANUFACTURER OR OTHER SUPPLIER SHALL BE LIABLE FOR PERFORMANCE UNDER SUCH WARRANTIES. UNLESS DEALER FURNISHES PURCHASER WITH A SEPARATE WRITTEN WARRANTY OR SERVICE CONTRACT MADE BY DEALER ON ITS OWN BEHALF. DEALER HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE IN CONNECTION WITH THE VEHICLE AND ANY RELATED PRODUCTS AND SERVICES SOLD BY DEALER. DEALER NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY LIABILITY IN CONNECTION WITH THE SALE OF THE VEHICLE AND THE RELATED PRODUCTS AND SERVICES. IN THE EVENT THAT A WRITTEN WARRANTY IS PROVIDED BY DEALER OR A SERVICE CONTRACT IS SOLD BY DEALER ON ITS OWN BEHALF, ANY IMPLIED WARRANTIES ARE LIMITED IN DURATION TO THE TERM OF THE WRITTEN WARRANTY/SERVICE CONTRACT. CONTRACTUAL DISCLOSURE STATEMENT (USED VEHICLES ONLY) THE INFORMATION YOU SEE ON THE WINDOW FORM FOR THIS VEHICLE IS PART OF THIS CONTRACT. INFORMATION ON THE WINDOW FORM OVERRIDES ANY CONTRARY PROVISIONS IN THE CONTRACT OF SALE. GUIA PARA COMPRADORES DE VEHICULOS USADOS. LA INFORMACION QUE APARECE EN LA VENTANILLA DE ESTE VEHICULO FORMA PARTE DE ESTE CONTRATO. LA INFORMACION CONTENIDA EN EL FORMULARIO DE LA VENTANILLA ANULA CUALQUIER PREVISION QUE ESTABLEZCA LO CONTRARIO Y QUE APAREZCA EN EL CONTRATO DE VENTA.

If the purchase of the motor vehicle described herein is to be financed this agreement is subject to credit approval and assignment of a retail installment sales contract to a financial institution, and the Annual Percentage Rate (APR) may be negotiated with dealer and dealer may receive compensation for arranging financing on customer's behalf. These documents are fully incorporated herein (where applicable): Conditional Spot Delivery Agreement, We Own/Delivery Report, Used Vehicle Limited Warranty and Retail Installment Sales Contract. NO ORAL REPRESENTATIONS HAVE BEEN MADE TO THE PURCHASER and all terms of the agreement are contained on the front and back of this agreement and any documents incorporated herein. I have read the terms and conditions of this Agreement, both on front and back, and agree to them. I certify that I am at least 18 years old, and acknowledge receipt of a copy of this agreement. I UNDERSTAND THAT THIS RETAIL BUYERS ORDER IS NOT BINDING UNLESS ACCEPTED BY DEALER OR HIS AUTHORIZED AGENT.

This motor vehicle contract is executed this _____ day of _____

PURCHASER(S) _____

SALESPERSON _____ ACCEPTED BY AUTHORIZED AGENT _____

SPECIFICATIONS

AUTOMOBILE -- POLICE SPECIAL -- SPORT UTILITY VEHICLE -- FULL SIZE -- 4 DOOR -- V8 -- RWD (4x2)
 Item Number 5

No.	Standard Specification Items	Minimum Requirement	Equivalent Offer
1.	Manufacturer Make	Chevrolet	No Equivalent Offer
2.	Manufacturer Model	Tahoe	No Equivalent Offer
3.	Engine Type (Liter/Cylinder)	5.3L V8	
4.	Horsepower (Net HP)	355	
5.	Transmission	Automatic, 10 Speed	
6.	Drive Type	Rear 2-Wheel Drive	
7.	Alternator (amps)	150	
8.	Flexible Fuel Vehicle (FFV)	Bidder to Specify if Available	Not Available
9.	Battery (CCA)	720	
10.	Cooling System	Heaviest Duty Available	
11.	EPA Estimated Mileage (City/Highway MPG)	15/22 (Gasoline)	
12.	Steering	Electric Power-Assist	
13.	Power Anti-lock Brakes (ABS) Front & Rear	Required	
14.	Number of Doors	4	
15.	Wheelbase (in.)	120.9	
16.	No Body Side Molding	Required FR & RR	
17.	Exterior Mirrors -- Right & Left Mounted	Power Remote	
18.	Paint -- Specify Standard Colors	Standard	
19.	Left Handed Spotlight, Pillar Mounted	Required	
20.	Tires -- Pursuit/Speed Rated per Manufacturer Recommendations	All Season, Steel Belled, Black Wall	
21.	Spare Tire/Wheel/Mending Kit	Bidder to Specify	Full Spare
22.	Assist Steps	Required	
23.	Air Bag Restraint System (Driver & Passenger)	Required	
24.	Supplement Restraint System (Driver & Passenger)	Required	

SPECIFICATIONS (CONT'D)

AUTOMOBILE - POLICE SPECIAL - SPORT UTILITY VEHICLE - FULL SIZE - 4 DOOR - V6 - RWD (4x2)
 Item Number 5

Item No.	Specific Requirement	Minimum Requirements	Equivalent Offer
25.	Seating Capacity	6	
26.	Seat Covering	Cloth FR, Vinyl RR	
27.	Floor Covering	Heavy Duty Rubber	
28.	Front Seat Type	Bucket Adjustable - No Center Console	
29.	Rear Seat Type	Split 60/40 Bench	
30.	Arm Rest on Front Doors	Required	
31.	Foam Front Seat Cushion	Required	
32.	Trunk/Cargo Light	Automatic	
33.	Interior Lighting	Overhead Dome & Map or Dome Driver Light	
34.	Interior Rear View Mirror	Day/Night	
35.	Fuel Capacity (Gal.)	24	
36.	Base Curb Weight (lbs.)	5,200	
37.	Headroom (Front/Rear) (in.)	42/38	
38.	Leg Room (Front/Rear) (in.)	45/39	
39.	Hip Room (Front/Rear) (in.)	60/60	
40.	Shoulder Room (Front/Rear) (in.)	64/65	
41.	Interior Cargo Area/ Cargo Area Seats Folded Down (cu. ft.)	25.5/72.6	
42.	Keyed Door Lock (Driver Side Minimum)	Power w/Remote Keyless Entry	
43.	Glass	High Strength, Factory Tint	
44.	Rear Window Defroster	Wired In Glass	
45.	Fresh Air Temperature Controlled Heater	With Windshield Defrosters	
46.	Intermittent Windshield Wipers	With Dual Speed	
47.	Air Conditioning	Required	
48.	Radio - Factory Installed	AM/FM	
49.	Radio Suppression System	Required	
50.	12 Volt Power Outlet, In Front Compartment	Required	
51.	Fuel at Delivery	1/2 Tank	
52.	Speedometer/ Standard Gage Package	Required	

SPECIFICATIONS (CONT'D)

AUTOMOBILE - POLICE SPECIAL - SPORT UTILITY VEHICLE - FULL SIZE - 4 DOOR - V8 - RWD (4x2)
 Item Number 5

Item	Specification	Minimum Requirements	Equivalent Offer
53.	Hood Latch Release	Inside Passenger Compartment only, by Driver Side	
54.	Dual Horns, Factory Installed	Required	
55.	Electronic Door Locks/ Electronic Windows	Driver Control Lock Out (Required)	
56.	Rear Window Wiper/Washer	If applicable	
57.	Remote Control Rear Gate Release by Driver	Required, if available	
58.	Rear Door	Lift Gate	
59.	Rust Proofing	Min. Factory Warranty	
60.	Manufacturer Standard	Min. 3 yr./36,000 Mile	
61.	Powertrain	Min. 5 yr./60,000 Mile	
62.	45-Day Tags		
63.	Additional Set of Keys with FOB Enabling Electronic Keyless Entry		
64.	4-Wheel Drive (4x4)		
65.	Grill Lamps & Siren Speakers Wiring		
66.	Horn & Siren Circuit Wiring		
67.	Auxiliary Ground Studs		
68.	Carpet		
69.	No Spotlight		
70.	No Daytime Running Lights		
71.	Locking Differential		
72.	Special Paint: Red		
73.	Inoperative Inside Rear Door Locks & Handles		
74.	Inoperative Rear Window Switches		
75.	XM Radio Delete		
76.	Bucket Seats with Console		
77.	High Polished Aluminum Wheels		
78.	Max Trailering		
79.	Pursuit Police Package		
80.	2nd Row Vinyl Seats w/ Cloth Front		
81.	Front Center Seat (20% Seat) Delete		
82.	Red & White Front Auxiliary Dome Lighting		
83.	Additional Option Package (Bidder to Specify Type)		

PRICE SCHEDULE

ITEM #5 -- AUTOMOBILE -- POLICE SPECIAL -- SPORT UTILITY VEHICLE -- FULL SIZE -- 4 DOOR -- V8 -- RWD (4x2)

DELIVERY:		INDICATE CITY/STATE OF MANUFACTURER:	
60-90 DAYS A.R.O. (SEE IV.A.)		Arlington, Texas	
CONTRACTOR:		MFG:	MODEL:
Garley Chevrolet of Aurora		GM	Tahoe 2WD (PPV) Police Pursuit Vehicle
		MODEL NUMBER:	
		CC15706	
REAR END GEAR RATIO: 3.23			
ITEM ID NO.: 38819		UNIT PRICE: \$ 34,167.00	

ITEM ID NO.	DELIVERY CHARGE	UNIT PRICE
38784	Delivery charge per mile, per vehicle round trip map mileage for delivery by the contractor	\$ 0.40 =
38785	Minimum Delivery Charge	\$ 25.00

180.00

Delayed Delivery Daily Storage Charge (see Section IV, D. Delayed Delivery; failure to include a dollar amount at bid submission for the Daily Storage Charge will be interpreted as \$0.00.) (Will not be used for evaluation) : \$ 4.00

ITEM ID NO.	DEALER OPTION/ORDER CODE	OPTION	UNIT COST
38785	Specify on PO	45-Day Tags	\$ 20.00
38787	AMF (4 Keys & Fobs)	Additional Set of Keys with FOB Enabling Electronic Keyless Entry- Includes Programming (4)	\$ 231.00
Specify on PO	Key & FOB Programming Credit	Key & FOB Programming Credit	\$ -40.00
38820	5W4 (SSV) Special Service Vehicle	4-Wheel Drive (4x4)	\$ 2,878.00
38821	6J3	Grill Lamps & Siren Speakers Wiring	\$ 87.00
38822	6J4	Horn & Siren Circuit Wiring	\$ 52.00
STD.	Standard Included	Auxiliary Ground Studs	STD.
38804	830	Carpet	\$ 185.00
Specify on PO	No Spotlight Credit	No Spotlight	\$ -680.00
38823	9G8 Delete No Day Time Lights	No Daytime Running Lights	\$ 48.00
STD	G-80 STD Included	Locking Differential	STD
38824	TGK&5T4&V76	Special Paint: Red (5T4) Includes All Body Parts Red (V76) Includes Tow Hooks	\$ 713.00

PRICE SCHEDULE (CONT'D)

ITEM #5 - AUTOMOBILE - POLICE SPECIAL - SPORT UTILITY VEHICLE - FULL SIZE - 4 DOOR - V8 - RWD (4x2) (CONT'D)

ITEM ID NO.	DEALER OPTION/ORDER CODE	OPTION	UNIT COST
38906	6N6	Inoperative Inside Rear Door Locks & Handles	\$ 59.00
38907	6N5	Inoperative Rear Window Switches	\$ 54.00
Specify on P.O.	U2J	XM Radio Delete	\$ 0.00
38908	A50 Bucket Seats D07 Center Console	Bucket Seats with Console Requires PQA 1FL Safety Package	\$ 333.00
38909	PQA	1FL Safety Package includes: (UE4) Following Distance Indicator, (UEU) Forward Collision Alert, (UHX) Lane Keep Assist, (UHY) Automatic Emergency Braking, (UKJ) Front Pedestrian Braking.	\$ 375.00
38910	RD4 20X9 Wheels Painted Aluminum	High Polished Aluminum Wheels	\$ 760.00
38911	NHT	Max Trailering	\$ 333.00
38912	9C1 (FPV) 4WD	Pursuit Police Package 4WD	\$ 3,294.00
Specify on P.O.	5T5	2 nd Row Vinyl Seats w/ Cloth Front	\$ 0.00
Specify on P.O.	5Y1	Front Center Seat (20%Seat) Delete	\$ 0.00
38913	6C7	Red & White Front Auxiliary Dome Lighting	\$ 162.00
38914	BTV Remote Start	Additional Option Package (Bidder to Specify Type): Remote Start	\$ 285.00

UNSPECIFIED OPTION PRICE: 3.00% above manufacturer invoice (Not to exceed 3.00%)

Any option not specified in the options table on the pricing pages will be made available to the ordering entities, following Contract award and DAS approval, at the Unspecified Option Price. If no Unspecified Option Price is provided by the Bidder, the State will assume that the price will be equal to the manufacture invoice. The Unspecified Option Price, Additional Option Packages, Units to Evaluate with a "0" value, and Safety Equipment Options specified by the Bidder, will not be used in the vehicle evaluation.

When an ordering entity requests an unspecified option, the Bidder will be required to submit an invoice displaying invoice pricing and the markup for the unspecified option.

List standard paint colors: G9K Satin Steel Metallic, GAZ Summit White, GBA Black, GJL Shadow Gray Metallic, GJW Empire Beige Metallic, GLU Midnight Blue Metallic, GS6 Graywood Metallic

#B58 MATS FTR = \$76.00
 #657 HEADLAMP + TAILLAMP + FLASHERS = \$48.00

YOUR TRIP TO:
7780 S State Route 48

Scan this QR code for
directions on your mobile
device:



3 HR 33 MIN | 225 MI $X2 = 450 \text{ MILES} \times 0.40 = \180.00

Est. fuel cost: \$14.60



Print a full health report of your car with HUM
vehicle diagnostics (800) 906-2501



1. Start out going west on W Garfield Rd/OH-82 toward
N Bissell Rd. Continue to follow OH-82.

Then 3.57 miles 3.57 total miles



2. Turn right onto Ravenna Rd/OH-82.
Bongiorno's Family Ristorante is on the corner.

Then 0.98 miles 4.55 total miles



3. Turn slight left onto E Aurora Rd/OH-82.
E Aurora Rd is 0.4 miles past Depot St.

Then 4.53 miles 9.08 total miles



4. Turn left onto OH-8.
If you reach Golden Link Blvd you've gone about 0.1 miles too far.

Then 0.63 miles 9.72 total miles



5. Merge onto I-271 S toward Columbus.

Then 18.86 miles 28.58 total miles



6. Stay straight to go onto I-71 S.

Then 113.78 miles 142.35 total miles

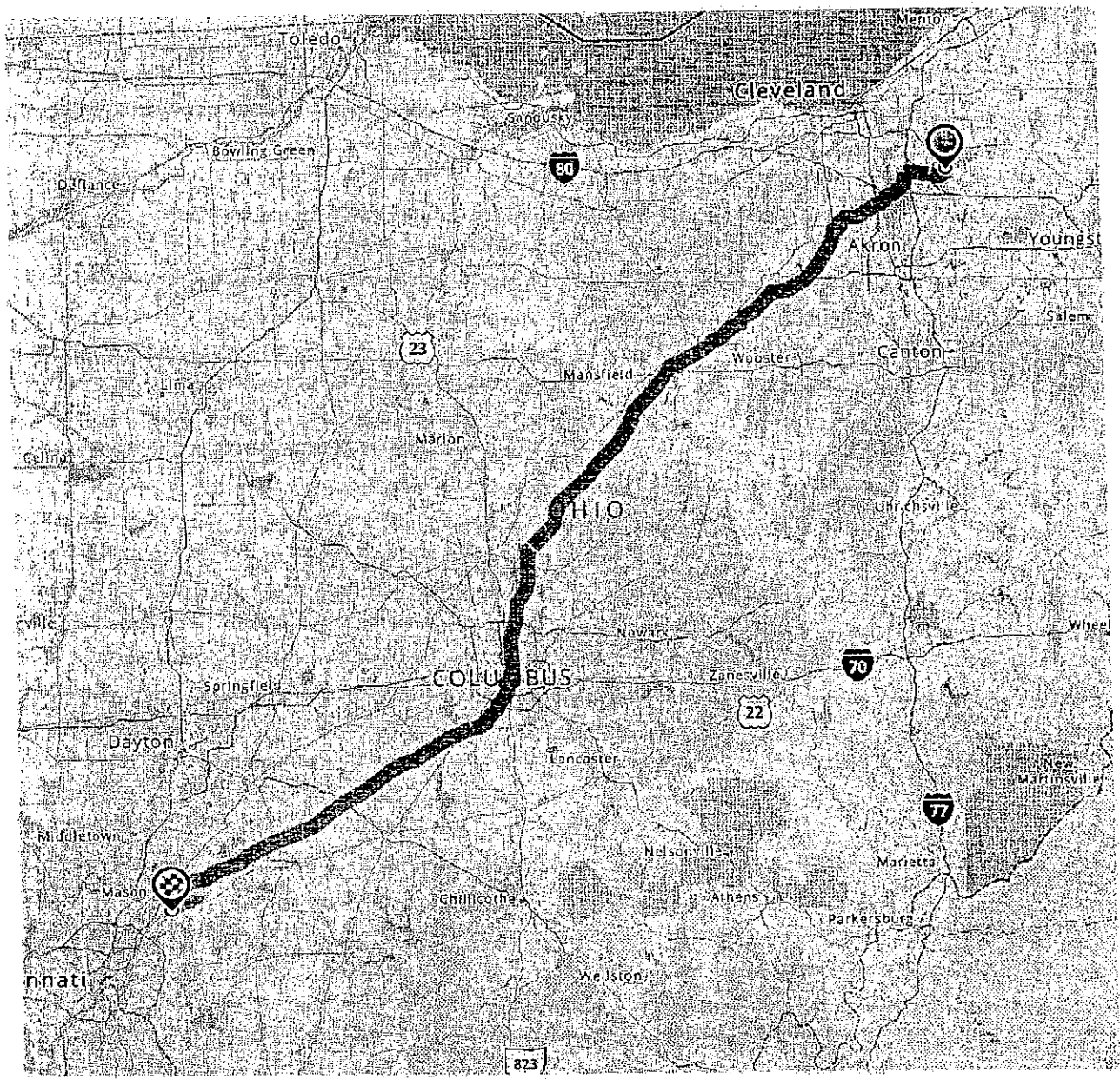
7. Take the I-71 S exit, EXIT 99A-B, on the left toward
Cincinnati.

Then 0.09 miles 142.44 total miles



8. Merge onto I-71 S.

Then 78.12 miles 220.56 total miles



LEGISLATIVE COVER MEMORANDUM

Introduction: February 3, 2021

Effective Date: Next available date after passage

Agenda Item: **Motion**
To approve a Large Purchase Order of \$38,394.00 for a *2021 Chevrolet Tahoe Special Service Vehicle* from Ganley Chevrolet of Aurora, LLC

Submitted By: Brent Centers

Scope / Description: This P.O. is for the Administration vehicle to replace the 2013 Yukon upon trade-in.

Budget Impact: \$38,394.00

Vote Required for Passage: 2 of 3

The Board of Township Trustees of Hamilton Township, County of Warren, Ohio, met at its regular, 6:30pm meeting on February 3, 2021, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

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

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 21-0203A**

**A RESOLUTION RESCINDING THE 2006 TOWNSHIP COMPREHENSIVE PLAN
AND ADOPTING THE UPDATED 2021 TOWNSHIP COMPREHENSIVE PLAN**

WHEREAS, Hamilton Township has adopted a limited home rule form of township government;

WHEREAS, in April 2006, the Hamilton Township Board of Township Trustees adopted the current version of the Hamilton Township Comprehensive Plan (the “2006 Comprehensive Plan”);

WHEREAS, in 2018, and based upon the land use and development changes that have occurred in the Township over the past 12 years, the Board of Township Trustees authorized the Director of Economic Development and Zoning to review and update the 2006 Comprehensive Plan;

WHEREAS, throughout 2018 and 2019, the Township held various Zoning Commission meetings and one community open house to ascertain public sentiment and provide an opportunity for public input on the development of an update to the 2006 Comprehensive Plan;

WHEREAS, on January 12, 2021, and based upon the input received at the above-reference Zoning Commission meetings and open house, Zoning Commission unanimously voted to recommend the Board of Township Trustees’ adoption of the updated version of the 2006 Comprehensive Plan;

WHEREAS, in January and February, 2021, the Board of Township Trustees reviewed a draft of the new plan (the “2021 Comprehensive Plan”), a copy of which is attached hereto as Exhibit A; and,

WHEREAS, the Board of Township Trustees reviewed and agrees with the recommendation of Zoning Commission as to the need for the adoption of the 2021 Comprehensive Plan.

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

SECTION 1. The Board of Township Trustees hereby rescinds the 2006 Comprehensive Plan.

SECTION 2. The Board of Township Trustees, in place of the 2006 Comprehensive Plan, hereby adopts the 2021 Comprehensive Plan as the official Hamilton Township Comprehensive Plan contemplated by R.C. 519.02.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon such soonest date as is permitted 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 Rozzi –	Aye _____	Nay _____
Mark Sousa –	Aye _____	Nay _____

Resolution adopted this 3rd day of February, 2021.

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 Township Trustees of Hamilton Township, County of Warren, Ohio, at its regular meeting on February 3, 2021.

Date: _____

Kurt Weber, *Fiscal Officer*

2020 Comprehensive Plan Update

1-Pager

This Comprehensive Plan will replace the Township’s 1996 Land Use Plan and update the 2006 Comprehensive Plan. The update took over 2 years to complete due to delay from COVID-19 on the Open House and Public Hearing. The Citizen Planning Committee held meetings to gather, review and formulate Stakeholder Views, Data Analysis, Mission and Vision Statements, Objectives and Goals, Website Creation, Strategies, Draft Plan, Open House and Enactment.

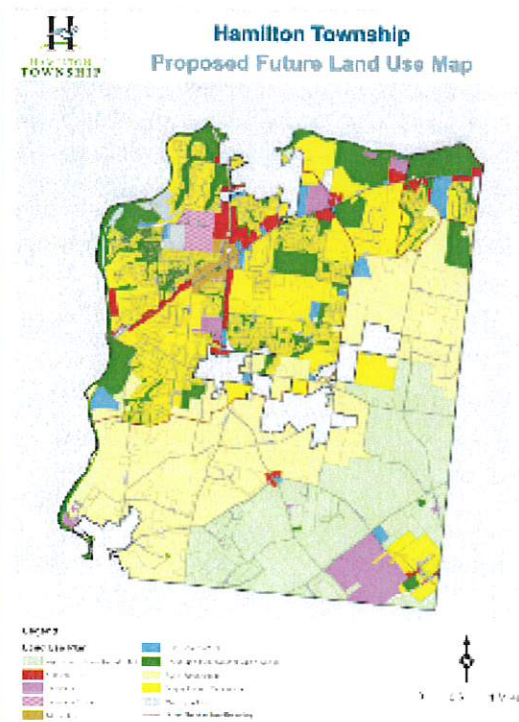
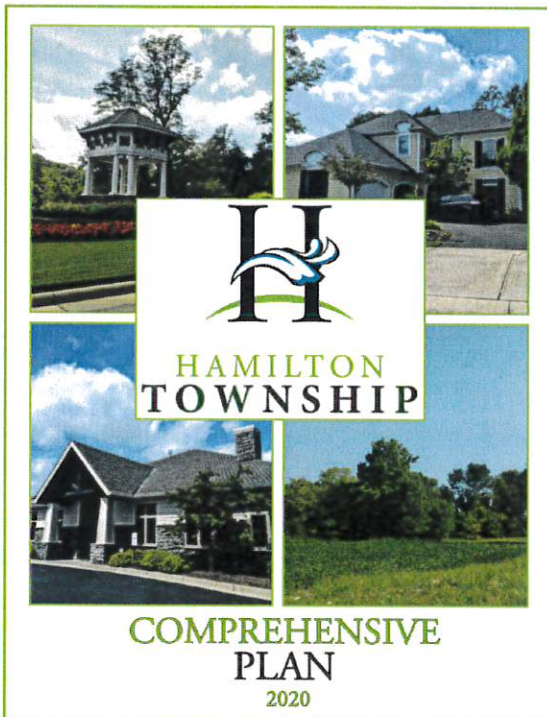
This Comp Plan will be tweaked every 5 years, with a Zoning Code update in the intervening 2-3 year period. The Hamilton Township Zoning Code will be updated in 2022 with a thorough revision based on the changes in the Comp Plan.

Major Updates include:

- Future Land Use Map
- Improvements to Downtown Districts for Future Development
- Urban Service Boundaries (Sewer)
- Creation of Transitional & Rural Areas

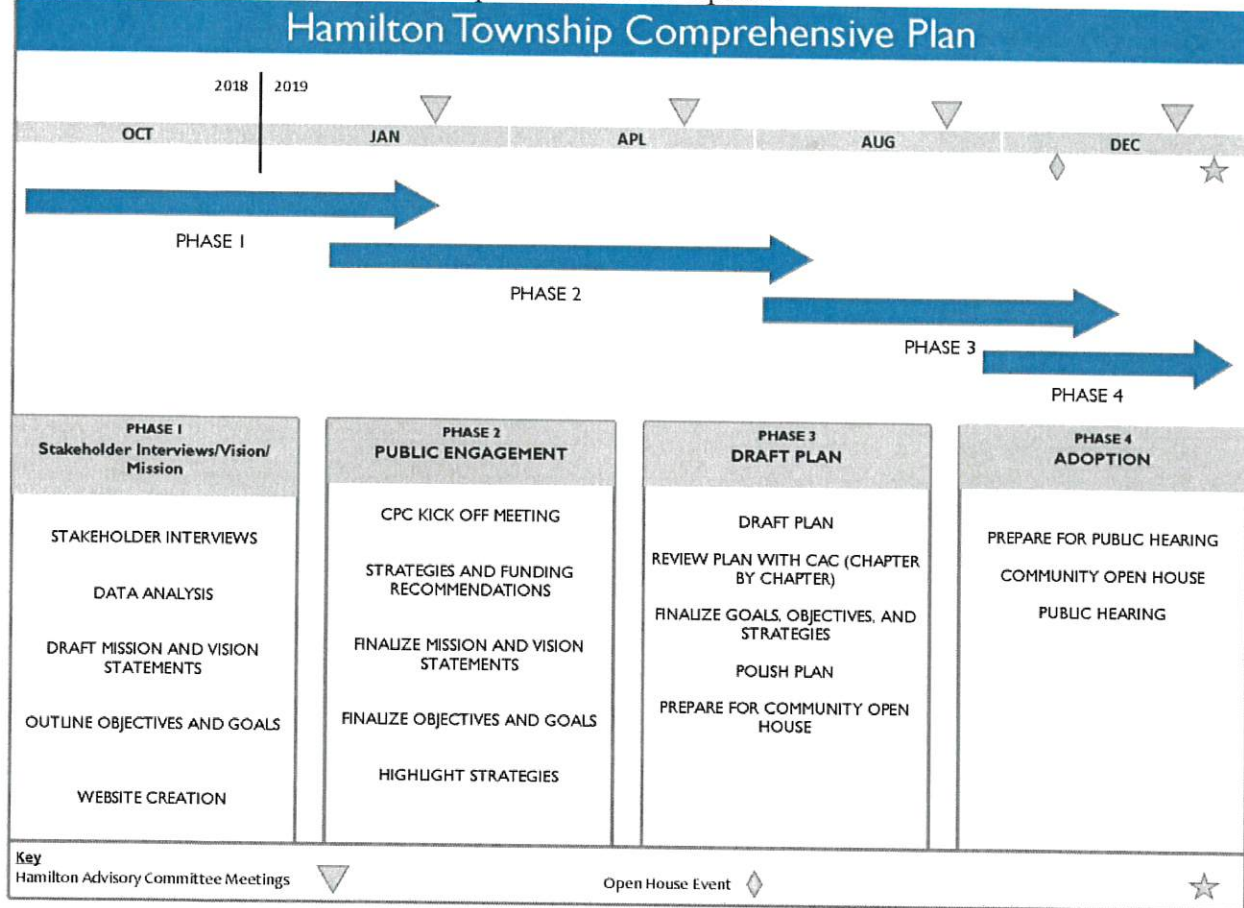
Key Concepts:

- ❖ Accommodate Development & Encourage Economic Prosperity
- ❖ Encourage High-Quality Development
- ❖ Protect Rural Community Character
- ❖ Responsible Transportation Planning
- ❖ Park Planning & Development
- ❖ Ensure Implementation



Timeline of 2020 Comprehensive Plan Update

Projected Timeline at Onset of Comprehensive Plan Update:



Phase 1: Stakeholder Interviews/Vision/Mission (Oct. 2018- Feb. 2019)

- From October 2018 to February 2019- Stakeholder Interviews, Data Analysis, Draft Mission & Vision Statements, Outlining Objectives & Goals and the Creation of the Website were conducted.
- Meeting #1: February 13th 2019- Introduce committee publicly, state existing conditions, stakeholder findings, the Vision Statement and new Website

Phase 2: Public Engagement (March 2019- Dec. 2019)

- Meeting #2: March 13th, 2019- SWOT Analysis, Vision Statement & Future Land Use exercises
- Meeting #3: April 10, 2019- Recap Meeting #2, SWOT, Vision Statement, Future Land Use, Focus Areas, etc.