



TRUSTEE MEETING AGENDA 4/7/2021

6:30 PM

- Roll Call
- Pledge of Allegiance
- Approve of the Clerk's Journal and Accept the tapes as the Official Minutes of the March 17, 2021 Township Trustee Meeting
- Bills before the Board

Public Comments

Presentations

- Sarcoidosis Awareness Proclamation

Human Resources

- Roster update
- Cemetery Deed

New Business

- Motion: Bid advertisement for Baxter Road Bridge project
- Resolution 21-0407: Providence subdivision Section 2 road turnover

Public Hearing

- Resolution 21-0407A: Scheduled abatement for property located at 693 Caldwell Drive, Maineville, OH 45039

Work Session

- Subdivision Parking

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 ADMINISTRATION

Darryl Cordrey – *Board Chair*

Joe Rozzi – *Trustee*

Mark Sousa – *Trustee*

Kurt Weber - *Fiscal Officer*

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

Township Administrator

Brent Centers

(513) 239-2372

Police Department

Scott Hughes – *Police Chief*

Phone: (513) 683-0538

Fire and Emergency Services

Brian Reese – *Fire Chief*

7684 South State Route 48

Maineville, Ohio 45039

Phone: (513) 683-1622

Public Works

Kenny Hickey – *Director*

Phone: (513) 683-5320

Assist. Fiscal Officer

Ellen Horman

Phone: (513) 239-2377

Human Resources

Kellie Krieger

Phone: (513) 239-2384

Economic Development and Zoning

Alex Kraemer

Phone: (513) 239-2376

Community Development Coordinator

Nicole Early

(513) 683-5360

Hamilton Township Trustee Meeting

March 17, 2021

Trustee Board Chairman, Darryl Cordrey, called the meeting to order at 6:30 p.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 March 3, 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

Public Comments

Mr. Cordrey opened the floor to public comments at 6:31 p.m.

No comments were made therefore Mr. Cordrey closed the floor to public comments at 6:31 pm.

Human Resources

Human Resources Manager, Ms. Kellie Krieger, requested a motion to remove Tyler Mullis from the active Hamilton Township Roster effective March 5, 2021.

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

Next, Ms. Krieger requested a motion to allow Mr. Kenny Hickey to carryover 101.5 vacation hours from 2020. He will utilize all time before the end of 2021.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve the above vacation carryover.

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

Public Hearing

-Resolution 21-0317: Scheduled abatements for property located at:

- o 6426 S. St. Rt. 48, Maineville, OH 45039
- o 9540 Dallasburg Rd., Loveland, OH 45140

Mr. Cordrey made a motion with a second from Mr. Rozzi to open the public hearing at 6:32 pm.

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

Law Director, Ben Yoder, swore in Economic Development and Zoning Director Alex Kraemer for the purposes of presenting and speaking on these properties.

Mr. Kraemer stated that on January 5th our Zoning Inspector took pictures and reports on ten different properties in the Township. These were all properties that required either removal or repair for unsafe or unsecure structures in Hamilton Township. Mr. Kraemer has been in communication with eight of those property owners with three properties being remediated through demolition and four are in the process of securing those structures and one is in the process of remediating. Two properties have had no communication of any kind and those are 6426 S. State Route 48, and 9540 Dallasburg Rd.

Based on the Ohio Revised Code 505.86 Nuisance Structures by power of authority, the Board of Trustees may decide on the repair or removal of the buildings and other structures. Buildings must be declared insecure, unsafe, structurally unsecure/unsafe or unfit for human habitation and must use Township fire department, county building department or county board of health to make that determination. That process has been met by using our Township Fire Department. The Board's determination will be to remove the structures or repair the properties. After determination, staff will provide notice to the parties with content concluding the Board's decision then order the removal or repair. That will require a 30 day notice in the public newspaper.

Mr. Kraemer reviewed the attempts that were made to notify the property owners at 6426 S. St. Rt. 48. On October 20, 2020 he sent a notice of nuisance structure by certified mail; it was received but no contact was made by the owner. A second certified letter was sent out on January 5, 2021 and was marked as received and signed for but again, no contact was made. On March 2, 2021, notice was provided via certified mail for this public hearing to declare the property a nuisance, again the notice was received and signed for with no contact made. The Fire Inspector noted on December 9, 2020 that the house is vacant and needs to be torn down as there are exposed structural members, no windows, and the barn is falling down.

Next Mr. Kraemer reviewed the attempts to notify the property owners at 9540 Dallasburg Rd. January 5, 2021 a nuisance violation notice was sent; certified mail was refused and marked unable to forward. On March 2, 2021, notice of this public hearing was sent via certified mail that was refused and unable to be forwarded for that as well. The Fire Inspector's report notes that as of December 12, 2020, it is a vacant house. The Inspector did not enter the home but noticed that some interior walls are deteriorating and the barn has structural instability. This property may not rise to a level of demolition but that would be up to the Board to decide.

Mr. Yoder mentioned that the Board does not necessarily need to decide exactly how they want to fix it right now; more just declaring it unsecure and once the 30 days public notice posting has passed, staff can go back out to get a better picture of what is going on and then come back with a better recommendation of proposed abatement.

Mr. Rozzi asked if the windows and doors are intact on the Dallasburg property. Mr. Kraemer responded that they all appear to be from the photos as opposed to the other house included in tonight's hearing.

Deliberations began about the two properties. The Board agrees that the process on both is pretty straight forward. Mr. Rozzi feels as though the first property on Route 48 is dangerous as there are no windows or anything.

Mr. Cordrey presumes that any costs associated with abatement on either property are assessed and added as a tax lien or something of that nature.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 21-0317.

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

Mr. Cordrey closed the public hearing at 6:45 pm.

New Business

-Motion: File lawsuit against property at: 9457 Schlottman Rd., Loveland, OH 45140.

This motion is to have *Frost Brown Todd* file a lawsuit against the property owners of 9457 Schlottman Road, Loveland, Ohio 45140 for removal of the tent structure and penalties for shed without obtaining a permit.

Mr. Yoder spoke on the process of this stating it is different that the abatement concern because this is a zoning violation spelled out in our Zoning Code. The remedy for zoning violations that are not cured, is to file a lawsuit with the Court of Common Pleas asking them to declare it a zoning violation and order the property owner to fix it; if they do not fix it then the Court can take matters into their own hands. This is why it is procedurally different than unsafe or unsecure structures.

Mr. Kraemer stated that similarly to the process before, three certified violation notices were mailed and they were not accepted.

Mr. Sousa referenced Mr. Yoder's comment about the Court taking action; what is the scope of those actions?

Mr. Yoder stated there would be fines. Theoretically speaking they could find them in contempt of court, although he has not seen that. Typically they fine them and that will get the property owners attention and then the Court will waive some fines if they fix it.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve the transfer of ownership if the above mentioned property.

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

-Motion: Enter into contract with *Biggs Farm, LLC*

This motion is to enter into contract with Biggs Farm, LLC for a rent agreement on real property owned by Hamilton Township connected to Marr Park and Mounts Park for contract farming. This three year contract has been negotiated to benefit Hamilton Township and Biggs Farm, LLC. The budget impact is \$3,900 paid each year to Hamilton Township.

Mr. Sousa is concerned about the back part of Mounts Park. If park development starts to happen, this gives us no chance to make progress here for at least a three year period.

Mr. Rozzi stated that this part is out of the way so he believes that it is a good idea to continue farming this piece for now.

Mr. Sousa asked if this is the “going rate” for agricultural land use? Mr. Hickey responded that for these particular sections are not very large so the pricing is comparable.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve the motion to enter into contract with Biggs Farm, LLC.

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

-Motion: Enter into contract with *Ohio Power Baseball*

This motion is to enter into contract with Ohio Power Baseball for a lease agreement throughout 2021, for Mounts Park baseball fields. This contract has been negotiated to benefit the youth baseball programs, along with Hamilton Township and Ohio Power Baseball. We have agreed to pay approximately \$8,000 to get the fields up to playing standards. They will provide all labor. Any fees collected for parking and/or concessions, the Township will receive a portion of those proceeds.

Mr. Rozzi questioned if they are expected to maintain them to reasonable satisfaction of the Township? Mr. Hickey replied that is correct. One of the stipulations is that the fields will be checked over by Mr. Hickey and our Fire/Zoning Inspector.

Mr. Cordrey mentioned looking at this later in the year to decide what they would like to do for the following season; a lot of the select teams like to have fields reserved as early as they can.

Mr. Sousa brought up a few concerns. He referenced the meeting minutes from this year’s Retreat and he believed that the discussion was for Ohio Power to cover the cost of the repairs. He is struggling with the idea of the proposed lease because of the lease that we just got out of with the previous agreement for these fields and how unbeneficial it was for the Township. Limited revenue from the operations unlikely will make us whole with the cost of materials we’re putting into this right now. He feels as though the taxpayers subsidizing these fields and a private organization benefitting from these them, is not the direction we should go in.

Mr. Cordrey disagrees because of the cost that it would take to fully repair these fields. We purchased the materials since this is our asset but we are not doing the labor. They are also aware that they will be putting the time into these fields and there is a possibility that they would not have access to these fields next year. A lot of kids in the Ohio Power Association do live in the Township. We may not recoup all of the \$8,000 but the fact that they are willing to share some of their profits with us is a good faith effort.

Mr. Hickey explained what the materials will cover for repairs and mentioned that Ohio Power stated that the cost of the repairs will actually be more than the \$8,000 that we are contributing and they will be covering some of the additional cost as well as the labor.

Continued discussion took place on the Ohio Power Baseball Organization and how they operate.

Mr. Sousa stated that it does not sit right with him that an organization is using the fields for free and making minor repairs when they would otherwise pay to use another location.

Since discussion was had about the tournaments and charges associated with those (referencing the occurrences from the previous lease agreement) Mr. Hickey wanted to make sure that everyone is aware that any tournaments that Ohio Power would be holding at Mounts Park Ball fields would be amongst the Ohio Power Organization and not several other organizations.

Mr. Cordrey made a motion with a second from Mr. Rozzi to enter into contract with Ohio Power Baseball for a lease agreement to end on December 31, 2021 for the Mounts Park baseball fields.

Roll call as follows:	Mark Sousa	No
	Darryl Cordrey	Yes
	Joe Rozzi	Yes

-Resolution 21-0317A: Increase in Appropriations (Fire Department)

This is a Resolution authorizing and approving an increase in Township appropriations in the EMS Fund to reconcile budgets for calendar year 2021. This increase in appropriations was requested at the 3/3/21 Trustee meeting to appropriate \$35,000 in the EMS Fund to purchase the two staff vehicles for the Fire Chief and Assistant Fire Chief. These two staff vehicles were budgeted for financing in the 2021 budget. This appropriation will allow for the out-right purchase of both vehicles and save \$3,360.49 in interest payments over the next four years.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 21-0317A.

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

Fiscal Report

Mr. Weber mentioned that the Auditor of State was doing a random audit of our Ohio Police and Fire Pension Fund to check a few employees. Ms. Krieger worked hard putting that together. We received an email that all of documents had been reviewed and there were no issues found. There

is a representation letter that needs signed by Mr. Weber and Mr. Centers just stating that everything we have recorded is accurate.

Mr. Weber also commented that our independent, public Auditor will be starting the 2020 Audit in April.

Mr. Weber next gave the financial report for February stating that we are 17% thru the year. Revenue received to date is at 3% of our projected budget which equates to about \$400,000. Year to date expenditures are a little over \$2.1 million which is about 17% of our budget. So we are right where we want to be. We have an overall cash balance of \$11.3 million.

Mr. Cordrey brought up the additional CARES Act funding; have we received any guidance on that as to when it may come down to the local level and will there be any parameters?

Mr. Weber has not heard anything specific to our Township.

Administrator's Report

Nothing to report at this time.

Trustee Comments

Mr. Sousa brought up a letter that the Board received about a parking issue that the Police Department was able to step in and satisfy. He spoke with Chief Hughes and was made aware that we do not have any parking restrictions here in the Township. Is this something that the Board could or should have a work session on?

Mr. Rozzi is willing to discuss this issue.

Mr. Cordrey does not want to make it too restrictive but he is willing to have a discussion.

Mr. Rozzi complimented Chief Hughes and the rest of the Police Department for the work they put into the Citizen's Police Academy. It was very informative and eye-opening.

Mr. Cordrey echoed the same thing as Mr. Rozzi; it's a blessing that our Police Officers are as good as they are. It's impressive and he appreciates all that they do. He also wished everyone a Happy St. Patrick's Day. He reminded everyone to keep an eye out on our social media pages as we will be kicking off community events again soon.

Adjournment

With no further business to discuss, Mr. Cordrey made a motion with a second from Mr. Rozzi to adjourn at 7:13 pm.

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

DRAFT

LEGISLATIVE COVER MEMORANDUM

Introduction: April 7, 2021

Effective Date: Next available date

Agenda Item: **Motion**
To place an advertisement in a local publication opening the bidding process for the Culvert #146-0.25 project on Baxter Road in Hamilton Township, Warren County

Submitted By: Kenny Hickey

Scope / Description: This will allow the Township to publish the bidding process for our culvert project on Baxter Road. The advertisement will be advertised for a two week period on or about April 13th for the expected project date of July 12-16, 2021.

Budget Impact: Advertisement costs for the that week's publication rate

Vote Required for Passage: 2 of 3

LEGISLATIVE COVER MEMORANDUM

Introduction: April 7, 2021

Effective Date: Next available date

Agenda Item: **Resolution 21-0407**
A Resolution accepting public streets from maintenance and setting speed limits on Sections Two, in the Providence Subdivision, Hamilton Township, dispensing with the second reading and declaring an emergency.

Submitted By: Kenny Hickey

Scope / Description: This will allow Hamilton Township to accept Section Two of the Providence subdivision from Warren County as Hamilton Township streets and establish the Township speed limit of 25 mph.

This Resolution is declared an emergency measure necessary for the immediate preservation of the peace, health, safety, and welfare of Hamilton Township. The reason for the emergency is provide an immediate establishment of a safe speed.

Budget Impact: \$0

Vote Required for Passage: 3 of 3

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:30 p.m. on April 7, 2021, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

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

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 21-0407**

**A RESOLUTION ACCEPTING PUBLIC STREETS FOR MAINTENANCE AND
SETTING SPEED LIMITS ON SECTION TWO, IN THE PROVIDENCE
SUBDIVISION, HAMILTON TOWNSHIP, DISPENSING WITH THE SECOND
READING AND DECLARING AN EMERGENCY**

WHEREAS, Warren County Commissioners have accepted the following streets in the Providence subdivision and approved them for maintenance by Hamilton Township and Hamilton Township is accepting the same for maintenance Section Two (2) shown on the attached Exhibit A.

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

SECTION 1. Hamilton Township accepts Section Two as shown on the attached Exhibit A of the Providence subdivision for maintenance.

SECTION 2. The speed limit in Section Two (2) of the Providence subdivision, Hamilton Township is hereby established at twenty-five (25) miles per hour.

SECTION 3. The Trustees of Hamilton Township, upon majority vote, do hereby dispense with the requirement that this Resolution be read on two separate days, and hereby authorize the adoption of this Resolution upon its first reading.

SECTION 4. This Resolution is hereby declared an emergency measure necessary for the immediate preservation of the peace, health, safety and welfare of Hamilton Township. The reason for the emergency is to provide for an immediate establishment of a safe speed limit.

SECTION 5. This Resolution shall take effect on the earliest date allowed by law.

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

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

Resolution adopted this 7th day of April 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 April 7, 2021.

Date: _____

Kurt E. Weber, *Fiscal Officer*



March 15, 2021

Hamilton Township
Attn: Kenny Hickey
7780 South State Route 48
Hamilton Township, Ohio 45039

Re: Providence Subdivision Section II, Phase II

Dear Hamilton Township,

Please be advised that the punch list items compiled by inspections for the above have been completed and inspected and found to be satisfactory per Warren County Engineer Regulations.

Your acceptance letter will allow this office to release bonds and turn the streets over for public maintenance.

Per Hamilton Township request our office will e-mail a copy of the Survey Certificate and As-Builts (if required) to your office upon receipt as required prior to issuance of your acceptance letter.

Upon your Subdivision Inspector's report of our final review being acceptable and you concur then please send a letter or e-mail that you are willing to accept the street for public maintenance. In the same token we ask that the township forward any objections to our office within 30-days from the date of this letter.

Sincerely,

Neil F. Tunison, P.E., P.S.
Warren County Engineer

Jason Fisher

Jason Fisher
Subdivision Inspection

Cc: Fisher Dev., Co., Attn: Casey Schlensker (E-Mail only)
Hamilton Twp - Brent Centers, Administrator (E-Mail only)
Soil & Water - (E-Mail only)
File

WARREN COUNTY ENGINEER'S OFFICE

ADMINISTRATION and ENGINEERING
210 W Main St. Lebanon, OH 45036
Telephone (513) 695-3301 Fax (513) 695-7714

HIGHWAY MAINTENANCE, PERMITS, and INSPECTION
105 Markey Rd. Lebanon, OH 45036
Telephone (513) 695-3336 Fax (513) 695-3323



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March 11, 2021

Mr. Neil F. Tunison, P.E., P.S.
Warren County Engineer
105 Markey Road
Lebanon, Ohio

Re: Providence Subdivision Section II, Phase II

Dear Mr. Tunison:

This letter serves to notify you that all of the iron pins have been set as indicated on the record plat for Providence Subdivision, Section II, Phase II.

Should you have any questions, please call.

Sincerely,

Jeff Lambert, P.S.



6900 Tylersville Road, Suite A
Mason, OH 45040
513-336-6600

110 South College Ave, Suite 101
Oxford, OH 45056
513-523-4270

1404 Race Street, Suite 204
Cincinnati, OH 45202
513-834-6151

209 Grandview Drive
Fort Mitchell, KY 41017
859-261-1113

<http://www.bayerbecker.com>

LEGISLATIVE COVER MEMORANDUM

Introduction: April 7, 2021

Effective Date: Next available date

Agenda Item: **Resolution 21-0407A**
A Resolution providing for and authorizing abatement of insecure, unsafe, structurally defective, or unfit for human habitation nuisance structures at the specified properties in Hamilton Township, declaring a nuisance and declaring an emergency

Submitted By: Brent Centers

Scope / Description: This Resolution will allow for the abatement of the property located at 693 Caldwell Drive, Maineville, Ohio 45039. Structures on this property have been deemed unsafe by the Hamilton Township Fire Inspector and Zoning Inspector. This property was also unfit for Police Officer entry due to a lack of structural integrity in the floors.

The property owner has been given all proper notifications.

Budget Impact: \$0

Vote Required for Passage: 3 of 3

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:30PM on April 7, 2021 at Hamilton Township, Warren County, Ohio, with the following Trustees present:

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

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 21-0407A**

RESOLUTION PROVIDING FOR AND AUTHORIZING ABATEMENT OF INSECURE, UNSAFE, STRUCTURALLY DEFECTIVE, OR UNFIT FOR HUMAN HABITATION NUISANCE STRUCTURES AT THE SPECIFIED PROPERTIES IN HAMILTON TOWNSHIP, DECLARING A NUISANCE AND DECLARING AN EMERGENCY

WHEREAS, Ohio Revised Code §505.86 provides that a Board of Township Trustees may provide for the “repair, removal or securance of buildings or other structures” from land located in the Township through determination of a nuisance via the Hamilton Township Fire Department; and

WHEREAS, the Board of Township Trustees of Hamilton Township has determined that one or more structures located on the following property in Hamilton Township constitute a nuisance:

- 693 Caldwell Drive, Maineville, OH 45039

NOW THEREFORE, Be It Resolved by the Board of Township Trustees, Hamilton Township, Ohio:

Section 1. That the structure(s) located on the following property in Hamilton Township are hereby declared to be a nuisance;

- 693 Caldwell Drive, Maineville, OH 45039

Section 2. Pursuant to O.R.C. §505.86, the owners and lien holders of record for the property shall be properly notified of this action and given 30 days to abate the nuisance structures;

Section 3. In the event the nuisance is not abated within the time period allowed, the Economic Development and Zoning Department of the Township is hereby directed to cause the repair, removal or securance of buildings or other structures at the following property in Hamilton Township:

- 693 Caldwell Drive, Maineville, OH 45039

Section 4. The owners of the following property in Hamilton Township shall be billed for such services and the Fiscal Officer of the Township is directed to place a special assessment on the real estate tax bill of the property if payment is not made within thirty days.

- 693 Caldwell Drive, Maineville, OH 45039

Section 5. The Trustees of Hamilton Township upon majority vote do hereby authorize the adoption of this resolution upon its first reading.

Section 6. This Resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, and welfare of the Township. The reason for the emergency is to provide for safe and habitable properties in the township.

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 7th day of April, 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 April 7, 2021.

Date: _____

Kurt E. Weber, *Fiscal Officer*



Notice: Township Hearing to Declare Your Property a Nuisance and Scheduled Abatement

March 30, 2021

Mr. Reginald Gray
PO BOX 40697
Cincinnati OH 45240

Re: Notice of Hearing regarding Abatement of Nuisance Structures at 693 Caldwell Dr. Maineville, OH 45039

Dear Mr. Gray:

At the **April 7, 2021** Hamilton Township Trustee meeting, the Board of Trustees will be determining the security and/or removal of abandoned structures on your property at **693 Caldwell Dr. Maineville, OH 45039**. This is the next step in the abatement process following the Violation Notice Letter sent to you on January 5th, 2021 and the in-person meeting with Hamilton Township staff on February 3, 2021.

Staff gathered additional information and conducted further research regarding the nuisance house structure on your property. From the findings, staff has determined the Hamilton Township Trustees shall proceed with declaring this structure Insecure, Unsafe, and Structurally Defective for posing a fire, health and safety hazard as well as general unsightliness in the neighborhood, and therefore shall be scheduled for abatement.

At the April 7, 2021 Trustee Meeting, the Board of Trustees will hold a hearing and order the property to be cleared within 30 days. This will involve securing or removing the unsafe structures, and billing you for the service. Failure to pay the bill will result in a lien for the amount of the service placed on your property.

Per *Ohio Fire Code 311.1.1* states that properties that are “persistently unprotected or unsecured...or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition.”

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

Respectfully,

Alexander Kraemer
Director of Economic Development & Zoning



Notice of Nuisance Structure for Removal or Repair

January 5, 2021

Mr. Reginald Gray
PO BOX 40697
Cincinnati OH 45240

Re: Notice of Nuisance Structure for Removal or Repair at 693 Caldwell Drive Maineville, OH 45039

Mr. Gray:

This letter serves as notice that the house located at 693 Caldwell Drive Maineville, OH 45039 has been determined the by Hamilton Township Zoning Director and Fire Inspector to be in violation of the *Ohio Fire Code 311.1.1 Abandoned Premises* and the *Hamilton Township Zoning Code Chapter 4.2.3. General Property Maintenance Requirements*. See photos attached of the dilapidated and abandoned house in question.

Therefore, per the Ohio Revised Code Section 505.86, Hamilton Township is declaring the house structure Insecure, Unsafe, and Structurally Defective. Additionally, *Ohio Fire Code 311.1.1* states that properties that are “persistently unprotected or unsecured...or which present a danger of structural collapse or fire spread to adjacent properties shall be considered abandoned, declared unsafe and abated by demolition.”

Please bring your property into compliance by fully securing the principal house or removing the structure from the property via demolition by **Friday, January 22, 2021**. If the repair and securance or removal and demolition of the house structure is not completed by that date, the Board of Trustees will declare your property a nuisance at the next proceeding Trustees Public Meeting immediately following February 3, 2021 and order the removal and demolition of the house structure within 30 days, billing you for abatement.

To contact Hamilton Township regarding this notice refer to my information at the address and phone below.

Respectfully,

Alexander Kraemer
Director of Economic Development & Zoning

7780 South State Route 48 (513) 683-8520 Office
Hamilton Township, OH 45039 (513) 683-4325 Fax
<https://www.hamilton-township.org>



Safety - Service - Caring - Community - Improving

Building Marking

Vacant/Abandoned Building Evaluation Form

Address: 693 Caldwell Dr. Maweville OH 45039

Property Name: _____

Owner Name: Reginald Gray Telephone: _____

Owner Address: P.O. Box 40697 Cincinnati OHio 45240

Answer each of the following questions about the building. Select multiple options, if necessary; explain response. Draw a simple sketch of the location and explain your observations in a brief narrative.

Building Security	
<input checked="" type="checkbox"/> Secure	<input type="checkbox"/> Open/unsecured <input type="checkbox"/> Signs of recent entry
Utilities (Note Entry Points for each active utility on sketch)	
Active Utilities	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes: <input type="checkbox"/> Gas <input type="checkbox"/> Electricity <input type="checkbox"/> Oil <input type="checkbox"/> Water
Building Use (The original use of the building and how it was last used) <u>Residents</u>	
Building Construction	
Number of Floors <u>1</u>	Basement: <input type="checkbox"/> Yes <input type="checkbox"/> Sub-Basement <input type="checkbox"/> Multi Sub-Levels
Exterior Walls	<input type="checkbox"/> Block/Brick <input type="checkbox"/> Curtain Wall <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal Tie Rods (studs)
Openings in Exterior Walls (Windows, Doors, etc.)	<input checked="" type="checkbox"/> Many <input type="checkbox"/> Few <input type="checkbox"/> Windowless
Structural Members (Beams, Girders, Columns)	<input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Mixed (Describe)
Truss Construction	<input checked="" type="checkbox"/> Roof <input type="checkbox"/> Floors
Exposed Structural Members (Beams, Girders, Columns & Trusses)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Ceiling Type	<input type="checkbox"/> None <input type="checkbox"/> Suspended <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Sheetrock/Plaster <input type="checkbox"/> Wood
Condition of Interior Walls and Floors (Integrity of compartmentation)	
<input type="checkbox"/> Good <input checked="" type="checkbox"/> Deteriorating	<input type="checkbox"/> Multiple penetrations that would allow fire spread <input type="checkbox"/> Walls <input type="checkbox"/> Floors
Condition of Roof	
<input type="checkbox"/> Good <input type="checkbox"/> Some instability/deterioration	<input checked="" type="checkbox"/> Major deterioration
General Condition of Structure	
<input type="checkbox"/> Good <input type="checkbox"/> Minor structural instability	<input checked="" type="checkbox"/> Major deterioration of structural elements
Fire Protection Systems	
Operational Fire Alarm System	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Operational Sprinkler System (Valves open, pressure showing on gauges)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> System off, but usable if supplied through FD connection
Operational Standpipe System	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Fire Department Connection (If Yes, note location on sketch)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Fire Potential			
Fuel Packages (Fuel Load)			
Quantity	<input checked="" type="checkbox"/> Numerous	<input type="checkbox"/> Moderate	<input type="checkbox"/> Limited
Distribution	<input type="checkbox"/> Concentrated	<input checked="" type="checkbox"/> Spread out	
Housekeeping	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Poor	
Interior Finish	<input checked="" type="checkbox"/> Combustible	<input type="checkbox"/> Non-combustible	<input type="checkbox"/> Mixed (Describe)
Room Size	<input type="checkbox"/> Large	<input type="checkbox"/> Moderate	<input checked="" type="checkbox"/> Small
Potential for a delay in FD notification	<input checked="" type="checkbox"/> High	<input type="checkbox"/> Medium	<input type="checkbox"/> Low
Exposures (Note locations on sketch)			
Location	<input type="checkbox"/> A side	<input type="checkbox"/> B side	<input type="checkbox"/> C side <input type="checkbox"/> D side
Separation (ft)	—	—	—
Occupied (Y/N)	<u>N</u>	—	—
Suppression Operations			
Hazards In Building	<input checked="" type="checkbox"/> Holes in Floors	<input type="checkbox"/> Missing Stairs	<input type="checkbox"/> Open Shafts/pits
Building Access:	<input checked="" type="checkbox"/> 4 sides	<input type="checkbox"/> 3 sides	<input type="checkbox"/> 2 Sides <input type="checkbox"/> Limited
Interior Layout	<input type="checkbox"/> Complicated	<input checked="" type="checkbox"/> Normal - Walls/Partitions	<input type="checkbox"/> Open
Water Supply:	<input checked="" type="checkbox"/> Adequate	<input type="checkbox"/> Inadequate	(Note Locations on Sketch)

Hazardous materials located on the site Yes None Observed
(If Yes, describe in detail)

Conditions that require immediate correction Yes No
(If Yes, describe in detail)

Analysis of the building (provide *your* analysis of the building)

	High	Moderate	Low
Potential for an exposure fire (extension to another building)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Potential for a Multi-Room fire on arrival of first due company	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential for structural collapse early in the fire development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential for fire fighters to become lost or trapped during operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Windows are covered with chicken wire.
I Feel in this structure was on fire we should
not send people inside. 12-7-2020.

Hamilton Township Fire Rescue
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