

Hamilton Township Special HOA Trustee Meeting

September 8, 2021

Trustee Board Chairman, Darryl Cordrey, called the meeting to order at 6:30p.m. Mr. Cordrey, Mr. Rozzi and Mr. Sousa were present.

The *Pledge of Allegiance* was recited by all.

Mr. Cordrey stated that this is a Special HOA/Community meeting where general updates for each department will be given and there will be a chance for the Trustees and the Department Heads to answer any questions that anyone may have.

Department Updates

Assistant Administrator, Kenny Hickey started by giving a description of the duties of our Administrative Staff. Brent Centers is our Township Administrator; he has been here for a little over three years and oversees the day-to-day operations. Ellen Horman is our Assistant Fiscal Officer; she has been with us for 14 years and maintains the day-to-day operations of the Fiscal Office and maintains 55 lighting districts throughout the Township as well. Kellie is our Human Resources Manager; she has been with us for 5 years and handles all employee relations along with being our Cemetery Sexton and Public Records Custodian. Lindsey Gehring is our Administrative Assistant and has been here for 2.5 years; she supports the Administrative staff and performs a variety of tasks daily. Alex Kraemer is our Director of Economic Development and zoning; he has been here for 2 years and maintains all Economic Development and Zoning relations for the Township and also the Village of Maineville. Nicole Earley has been with us for a little over a year and is our Community Events Coordinator as well as our Public Works Administrative Assistant; she organizes all of our Community Events as well as supports the Public Works Department by completing a variety of tasks.

The Public Works Department consists of 10 Full time employees and 1 seasonal employee. We do anything from snow removal to mowing grass, cemetery maintenance, tree removal, paving the roads, removal of culvert pipes, installation of guard rails, road closures, maintain 600 acres of passive and active park land, we are nearing the completion of our storybook stroll in Testerman Park which is about a half mile stroll that families of all ages can enjoy. We completed our 2021 road resurfacing and infrastructure projects thanks to our residents for passing our levy in 2018 so that we can do these projects annually. He also updated on the turn lane at 22/3 and Zoar Road, which is an ODOT project and is expected to be completed by October 31st.

Concerns were mentioned from the audience about Willow Pond Boulevard and the speeders. He asked if flashing speed signs could be installed?

Chief Hughes stated that he could address it during his update.

An audience member asked about a pile up of rocks at Lakeshore Drive. Mr. Hickey replied that he will check into it and see what is going on.

A gentlemen asked if there is a list of streets that will be paved. Mr. Hickey explained that we will start doing our road ratings in November and then we will post on our website for viewing.

Next, Chief Brian Reese updated on the Fire Department. He has been with us for 6.5 years. Our current call volume has increased significantly. We are almost 200 calls over this time last year. 82% of all of our calls are actually being transported to facilities. Captain Goodpastor oversees the EMS side of the department making sure that all of our medics are trained, reports are done, billing is updated and that we have the best equipment that we can get. He started a new program where we offer extra services to our at-risk residents. This is open to anyone that calls for

themselves or if they know another individual that would benefit. Next, he touched on their physical fitness program; this is trainer-led to make sure exercise is done correctly. Our new Assistant Chief is also a CrossFit trainer so he is helping. Through a grant, we were able to update all of our exercise equipment as well. We have a new fire engine that was just put into service this year. We have a new ambulance coming as well as some new staff cars. Everyone has been anticipating an open house for the new Fire Station 76, the current plan is to do the Tree Lighting service over at the station. We also updated some living quarters and the kitchen area down at Station 77 this year. Overall the Fire Department is doing well.

A resident asked if the fire department comes in to change out smoke detectors or batteries.

Chief Reese stated that they will always find a way to help out with those items.

A question was asked about a parent not being able to ride in the rear of the ambulance during a transport.

Chief Reese stated that it would depend on the circumstances of that run, but typically they allow family members to ride up front.

Another question came about as to where the primary transportation goes to.

Chief Reese stated that typically Bethesda North is the primary. They do transport to Arrow Springs for minor instances but they do transport all over.

Chief Scott Hughes updated on the Police Department next. He discussed the uptick in law enforcement calls. Those consisted of domestic violence, alcohol issues, substance abuse, child abuse reports, etc. This increase was actually nationwide. Hopefully we are coming out of that. He discussed the fatal incident in May on Adams Road as well as the tragic outcome with Emerie; the community support has been phenomenal. There were a few new hires last year due to the levy passage. National Night Out was very successful at Oeder's Lake. Hamilton Township has continued to be ranked one of the safest communities in Ohio by Safewise. The Citizen's Police Academy has continued to go well. We should be holding another this fall or next January. The Village of Maineville dissolved their police department and is now contracting with us to provide 24 hour police protection. Essentially they fund one police officer with our department. This summer we ran our first Junior Police Academy; it was an awesome program that we will definitely host again. We continue to collaborate with our County partners and State agencies. He also reminded that we do vacation house checks; just notify us, we record some data and then our officers will check the home until you return. He addressed the speed sign question previously asked; Regency Park actually purchased their own speed sign and we have an agreement with them that we operate it and move it multiple times throughout the year. Willow Pond is a tricky street so we try to hit the spots at rush hour. They do capture data and if we see a pattern at a certain time, we place an officer at that problem spot at the time we noticed the issue. The biggest complaint that we have in the Township is traffic.

The gentlemen asked the cost of the speed sign and how they purchase it.

Chief Hughes commented that it is approximately \$3200 and they can get with Chief Hughes to purchase.

Next, Mr. Kraemer stepped forward to speak about Economic Development and Zoning. Not only does he handle Hamilton Township but works with the Village of Maineville as well. The Comprehensive Plan was passed this year and ultimately that set up the Future Land Use map focusing on the State Route 48 and Routes 22/3 commercial corridors. It also reinforced the boundaries for the Urban Service area. Inside the boundaries are properties that have sewer and water connections, outside the boundaries they will be maintaining the rural aspect. In 2022, we will begin a full re-write of the Zoning Code. We have 60+ subdivisions in the Township. We are seeing a few of those finishing out now. We held an open house on the expansion of State Route 48. That project is slated to start at the end of 2023. We have some additional

development in the Grandin Road area. AntennaGear LLC will be constructed on Enterprise Dr. Directly across is going to be TruckBase, LLC on the old Sumco site. We will continue to push more industrial development in this location. Mercy Health ribbon cuttings recently took place and we are excited for their presence here in our community. In Maineville, Victory Pints is set to open on Saturday, September 18th. This is a business that has several games old and new for adults and kids alike. He highlighted the issue that we have had with temporary signs in the right-of-way, and shared that we are in the process of getting official legislation and amendments to our Zoning Code to be able to enforce citations.

Mr. Weber who is not only our Fiscal Officer but works with the Warren County Engineer's office, spoke about the King Avenue and bridge construction. The new bridge construction will begin in 2022. Traffic will be maintained on the existing bridge for as long as possible. A roundabout will be installed in front of the King mansion to attempt to move traffic better from that side. Deerfield Township is working with the Engineer's office to get turn lanes in front of Kings Elementary as well. It will feel like these roads are closed for a very long time but the positive is that this will be a nice and welcome change once it is done. Local bridge replacement State and Federal funds were able to provide approximately \$11 million for this project. The new bridge will be elevated 12 feet so the bike path traffic will pass underneath the bridge. Another roundabout will be installed at the Peter's Cartridge factory. A bigger parking lot will be put in on the ODNR property opposite of the factory.

A question was asked if signage posted will make it clear if busses and trucks can or cannot use the new road and bridge.

They will try to make it as clear as possible. Busses and trucks will both be able to use to new roadway. Signs and additional supplements will be posted; it will be up to the drivers to pay attention.

It was asked why a roundabout is needed at the Cartridge factory. Mr. Weber explained that the additional residential and bike path traffic will be eased with a roundabout.

Mr. Phipps asked if the new Zoning Code will be less business restrictive.

Mr. Kraemer stated that he and the Zoning Boards are open for suggestions. The Trustees also agree that several changes need to be made and they are absolutely open to making this a more business friendly code.

Concerns were addressed about changes to setbacks in the Villages of Hopewell Valley subdivision. A resident asked the Board for future reference to consider the underlying reasons into why a developer is asking for a modification on setbacks that had already been established.

Another resident asked about the status of 52 Stephens Road. The owner still has intent to do something but there is not an active application at this moment.

Questions also came about with the old Irwin Farm on Grandin Road. That was annexed into South Lebanon. They had plans to construct new residential homes there but speculation is that something came up so they are not actively doing anything right now.

Lengthy discussion took place about our zoning code and what we want to see with future commercial development.

Additionally, traffic concerns about the school traffic and the entrance of Hopewell Valley were brought up. Students and parents are leaving the school and instead of waiting at the traffic light, they are coming to Hopewell Valley which neighbors the school and are doing U-turns at the landscaping islands to turn back around to head the opposite direction. This is causing a significant traffic jam. Is there anything at all that can be done about this?

Chief Hughes stated that an email was sent out from the school Superintendent just before this meeting so he will contact him to figure out a way to make this work. Essentially that is a concern with ODOT as well so we will try to work something out.

Lastly, Ms. Nicole Earley gave an update on our Community Events. We are excited to have all of our events back after last year. The Freedom parade was a great event that took place the day after Independence Day. It was a joint event held with The Village of Maineville. Touch-a-Truck was initially cancelled but we were able to reschedule this for Saturday, September 18th from 10:00am to 2:00pm. There will be displays for everything from Emergency Services to helicopter landings, trash trucks, etc. We are also going to bring back Trunk-or-Treat. This will be paired with a Pet Masquerade on Saturday, October 23rd from 1:00-3:00pm. Kids can trunk hop for treats and we will have pup cups for the dogs. It'll be a fun event to dress the whole family up and get some photo opportunities. Trick-or-treat is always held on October 31st from 6:00-8:00pm, rain or shine. Lastly, we will host the Tree Lighting Celebration at Station 76 where kids can get pictures with Santa, view performances from the High School Band and Choir, we will have cookies and hot chocolate and get to enjoy a performance from a Santa Band. We advertise everything on our website and Facebook. We appreciate everyone sharing our posts and spreading the word for those that maybe do not have social media. We also publish a digital quarterly newsletter. We have an emailing list that residents can sign up for through our website. We reach out to those that we have contact information for; we do our best to send this to our property management companies and ask them to push this out as well.

Elected Official Comments

Mr. Weber thanked everyone for the interactions and questions tonight. Financially the Township is doing very well. He will give the official August financial report at the next meeting on September 15, 2021.

Mr. Rozzi is glad to see in person attendance again! He encouraged everyone to keep attending meetings and asking questions.

Mr. Sousa thanked everyone for coming to this meeting. He can tell that everyone in attendance are very passionate community members.

Mr. Cordrey highlighted some passionate areas that this Board has been a part of. He stated that it has been an honor to serve with these members.

Adjournment

With no further business to discuss, Mr. Cordrey made a motion with a second from Mr. Rozzi to adjourn at 8:16pm.

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