



TRUSTEE MEETING AGENDA 5/18/2022

6:00PM

- Roll Call
- Pledge of Allegiance
- Approve of the Clerk's Journal and Accept the tapes as the Official Minutes of the May 4, 2022 Township Trustee Meeting
- Bills before the Board

Public Comments

Human Resources

Public Hearing

- Site Plan Review: Myers Y. Cooper Company for property located at 6426 State Route 48 and 6386 State Route 48, Maineville, Ohio 45039

New Business

- Resolution 22-05018A: Increase in appropriation (Fire Department)

Administrator's Report

Fiscal Officer's Report

Trustee Comments

Executive Session

- In reference to O.R.C. 121.22 (G) (1)
 - (G) (1): To consider the employment, dismissal, promotion, demotion or compensation of a public employee or official

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

Joseph Rozzi – *Board Chair*

Mark Sousa – *Trustee*

Darryl Cordrey – *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

Jason Jewett – Fire Chief

7684 South State Route 48

Maineville, Ohio 45039

Phone: (513) 683-1622

Public Works

Kenny Hickey – Director

Phone: (513) 683-5360

Assist. Fiscal Officer

Ellen Horman

Phone: (513) 239-2377

Human Resources

Kellie Krieger

Phone: (513) 239-2384

Economic Development

Zoning Administrator

Lindsey Gehring

Phone: (513) 239-2371

Community Development Coordinator

Nicole Early

(513) 683-5320

Hamilton Township Trustee Meeting

May 4, 2022

Trustee Board Chairman, Joe Rozzi, called the meeting to order at 6:00 p.m. Mr. Rozzi, Mr. Sousa and Mr. Cordrey were present.

The *Pledge of Allegiance* was recited by all.

A motion was made by Mr. Rozzi with a second by Mr. Cordrey to approve of the clerk's journal and accept the tapes as the Official Meeting Minutes of the April 20, 2022 Trustee Meeting.

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

A motion was made by Mr. Rozzi with a second by Mr. Cordrey to approve the bills as presented before the Board.

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

Public Comments

Mr. Rozzi opened the floor to public comments at 6:02 p.m.

Mr. Rutsy Hollman stepped forward to discuss his concerns regarding a January financial packet.

A group of residents residing on Schlottman Road spoke out regarding a ditch-drainage situation impacting properties. The main topics of concern included; an inconvenience to the occupants, the reduction of property value, unknown health risks, property damage and environmental impacts.

Mr. Sousa questioned the distance from the ditches to their homes.

Mr. Centers assured the residents that the township would assess the situation on the following day.

Mr. Rozzi closed the floor to public comments at 6:20 p.m.

Human Resources

Ms. Krieger requested a motion to update the Hamilton Township roster with the following changes:

- To remove Dusty McCleese from the active roster effective April 30, 2022
- To move Full Time Firefighter, Brian Webb to Lieutenant effective May 15, 2022

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

She then made a motion to approve a one-time carryover of 2021 vacation hours in the amount of 71.5 hours for Mr. Brent Centers. These would be utilized on or before the end of the calendar year of 2022.

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

Finally, Ms. Krieger requested a motion to approve the updated contract for the Chief of Police, Mr. Scott Hughes effective May 15, 2022.

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

Work Session

-To enter into a Fishing Agreement with Ohio Department of Natural Resources (ODNR) Wildlife Division for Mounts Park.

Mr. Centers simplified the details regarding the contract. He explained that the agreement would allow ODNR to enforce park rules, patrol parks, fish survey for catch and remove and additionally would stock the pond with rainbow trout. He indicated the agreement was at no cost to the township, but stipulated the park must continue to be a “free” no-charge admittance establishment. Mr. Centers noted the township’s police department would welcome the partnership.

At that point, Officer Scott, State Wildlife Officer, and a fish biologist came forward to further explain the agreement. Officer Scott indicated the agreement would allow him to patrol the property to enforce fishing and litter regulations. Mr. Scott noted it would also allow additional

free fishing opportunities to the residents within the township (provided a fishing license was issued to each fisherman/fisherwoman).

Mr. Cordrey inquired if they would be an additional supplement to the police department in which Officer Scott responded affirmatively.

Mr. Sousa questioned the process of obtaining a fishing license and the frequency of patrolling.

Officer Scott replied that the licenses were for any individual over the age 16. The cost would be \$25 and it would be valid for one year after purchase. He indicated the patrolling would vary each week but at he speculated that he would be visiting the park at least once per week.

Mr. Sousa then asked about the timing of the studies performed.

The fish biologist responded that by late summer studies could be conducted and results would be accessible by winter. Additionally, he elaborated on the fish stocking process, stating the fish would be stocked in early spring.

Mr. Sousa questioned the trends of compliance in the fishermen/fisherwomen based on their previous experience.

Thankfully, Officer Scott affirmed that the majority of the individuals were obedient to the fishing/park regulations. He said generally it was a matter of educating the residents on the guidelines.

Police Chief Hughes voiced his support of the proposed partnership.

A motion was made by Mr. Rozzi with a second by Mr. Cordrey to enter into the fishing agreement with ODNR Wildlife Division for Mounts Park.

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

New Business

-Motion: To enter into contract with Bill Barnhill for Lease Agreement at Testerman Park

Mr. Centers expounded on this proposed contract by noting Mr. Barnhill wanted to shorten his previous contract from two years to one year with a simplified payment structure.

A motion was made by Mr. Rozzi with a second by Mr. Cordrey to enter into contract with Bill Barnhill for Lease Agreement at Testerman Park.

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

-Resolution 22-0504: Villages of Classicway Zoning Codification

Mr. Centers indicated this was passed back in January and this was the memorialization in writing.

A motion was made by Mr. Rozzi with a second by Mr. Cordrey to accept Resolution 22-0504 concerning Villages of Classicway.

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

-Resolution 22-0504A: Annual Lighting District Appropriation

A motion was made by Mr. Rozzi with a second by Mr. Cordrey to accept Resolution 22-0504A authorizing a special assessment in certain lighting districts.

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

-Resolution 22-0504B: Appropriation Increase (Public Works Department)

Mr. Centers stated this appropriation encompassed the required radio upgrades that was previously discussed in the past meetings.

Mr. Rozzi made a motion with a second by Mr. Cordrey to accept Resolution 22-0504B authorizing an approved increase in appropriations in the permissive motor vehicle license tax fund to reconcile budgets in the calendar year 2022.

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

-Resolution 22-0504C: Appropriation Increase (Public Works Department)

Mr. Centers informed the board that this road levy fund was an attempt to zero-out the road resurfacing fund. This would be used for culvert pipes, guard rails, inlet repairs and patching.

Mr. Sousa asked how many lane miles would be resurfaced.

Mr. Hickey replied it would be seven or eight lane miles.

A motion was made by Mr. Rozzi with a second by Mr. Cordrey to accept Resolution 22-0504C to authorize approval of an increase in road levy funds to reconcile budgets for calendar year 2022.

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

Administrator's Report

Mr. Centers brought up the mosque on Route 48 (a topic previously mentioned in prior meetings). The board had requested a traffic impact study to be performed at Schlottman and Route 48. In doing so, Mr. Centers stated that Ohio Department of Transportation (ODOT) would not perform the study because it was not within the scope; unless the developer or township paid for it outright. After hearing that, Mr. Centers reached out to the county to see if an assessment could be completed on Schlottman Road. He indicated they would consider performing the study, however, they could not survey the intersection because that would be under ODOT's jurisdiction. He requested a broad price range. ODOT indicated the cost would be approximately \$10,000 to \$15,000 if the township wanted to pay for a traffic impact study at the intersection. They would complete the study based on what was warranted for that development.

Mr. Centers noted he had been in communication with ODOT regarding a speed analysis, due to a previous traffic accident at Turning Leaf and Route 48. They agreed to perform a traffic impact study and speed reduction analysis. He also announced that even if the data revealed that a speed reduction was not justified, he believed a plan should be put in place to reduce the speed limit as a safety precaution.

The trustees discussed the Schlottman/48 intersection study. Additionally, they spoke on some other areas in the township that may need traffic studies as well.

Mr. Weber spoke on the proposed traffic study along with the current and future traffic flow.

At that juncture, Mr Centers announced that the fire department would be hosting an internship.

He also touched on the target goal for legal expenses. Mr. Centers noted the township had been consistently under the goal in the past. However, expenses were rising due to the future impact of increasing economic development.

Finally, he brought forward the plans for the new ladder truck proposal, which he hoped to be in commission around 2024-2025.

Mr. Centers turned the floor over to Assistant Chief Berkebile.

Assistant Chief Berkebile announced the new truck would be replacing the current Ladder 76 truck. He started by listing the committee members which included: Asst. Chief Berkebile, Capt. Cormany, Lt. Myers and FF Brown. The committee looked at multiple manufacturers, determined operational needs (including building heights and set-backs) and evaluated roadway accessibility. Assistant Chief Berkebile then discussed the standards for an automotive fire apparatus which recommended any apparatus more than 15 years old be placed in a reserve status. The current ladder truck was manufactured in 2006. The delivery period would be 24 months. He reviewed the maintenance cost of the current truck. Last year's maintenance expenses were \$9,400. Through the end of April, the costs to date for 2022 were \$8000.

Mr. Rozzi inquired about the source of the increasing expenses.

Assistant Chief Berkebile replied that due to the age of the truck, a lot of the parts were breaking, including mechanical and electrical truck components.

He went on to say that the costs through the end of April 2022 were only reflective of actual maintenances and repairs. They were currently evaluating additional identified repairs. Asst. Chief Berkebile continued to state the urgent needs for a new truck, describing the necessity for a longer ladder (due to increasing building heights and building setbacks). He also described the need for safer operational needs allowing for increased ventilation.

At that juncture, he turned the floor over to Fire Chief, Jason Jewett, to review the financials regarding the new truck.

Chief Jewett stated the estimated cost for the vehicle would be \$1.3 million. An increase of 7 to 10% would be added every six months, due to the current market trends. He reviewed 5, 10 and 15- year financing options, which consisted of varying interest rates based on the length and amount financed. The terms varied based on the manufacturer and payments would start upon delivery.

Mr. Rozzi asked about the plans for the current ladder truck.

The chief indicated they had two options. They could either sell it or keep it as a reserve piece of apparatus. Due to significant maintenance put into the automobile and ample parking space, he suggested to keep the truck as a reserve.

Mr. Cordrey questioned if the current truck was already paid in full and if a baseline budget was known.

Mr. Centers replied that the truck was paid in full and the budget details were still being established.

Mr. Cordrey went on to say he would be interested in seeing the projections on the budget.

Mr. Centers reminded him that no discussion nor decision had to be made that evening, but they just wanted to present the information to them.

Mr. Rozzi voiced his appreciation for the information brought forward.

Mr. Sousa asked what the sale cost would be if they decided to sell the vehicle due to the maintenance upkeep of the current truck.

Chief Jewett responded the sale price would be approximately \$125,000 to \$150,000.

Trustee Comments

Mr. Cordrey made a reminder about the Picnic in the Park on Saturday, the 7th. He also spoke about the newly installed pickle ball courts situated at Testerman Park, encouraging the residents to visit.

Mr. Sousa commended Ms. Earley in her tremendous hard work and organization of the Earth Day Clean-up at Mounts Park. He expressed gratitude to volunteers from the Warren County Career Center. A few truck beds were filled by debris collected from the park. Volunteers also gathered at Testerman Park to clean up the shelters.

Mr. Rozzi did not have much to add, but wanted to make one final reminder about the Picnic in the Park.

Mr. Rozzi made a motion to enter into executive session in reference to O.R.C. 121.22 (G) (1) to consider the employment or compensation of a public employee and (G) (8) to consider confidential information to the marketing plans, specific business strategy, or personal financial statements of an application for economic development assistance at 7:15 p.m.

Roll call as follows: Joe Rozzi Yes

Mark Sousa	Yes
Darryl Cordrey	Yes

Mr. Rozzi made a motion to exit the executive session at 8:43 p.m.

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

Adjournment

With no further business to discuss, Mr. Rozzi made a motion with a second from Mr. Cordrey to adjourn at 8:43 p.m.

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

DRAFT

The HAMILTON TOWNSHIP TRUSTEES

Site Plan Review: Myers Y. Cooper Company

6426 State Route 48, Maineville, OH 45039

&

6386 State Route 48, Maineville, OH 45039

May 18, 2022, 6:00PM

- Owner:** Betty Abrams, (David Korte) 1411 Forrest Ct., Marco Island, FL 341
John and Beatrice Rapp, 6386 State Route 48, Maineville, OH 45039
- Applicant:** The Myers Y. Cooper Company, 9301 Montgomery Rd., Suite 2B, Cincinnati,
OH 45242
- Spokespersons:** Chris Breda and Jeff Baumgarth
- Location:** 6426 State Route 48, Maineville, OH 45039; Parcel ID #1605226005
6386 State Route 48, Maineville, OH 45039; Parcel ID #1605226004
- Size:** 1.48 acres (Abrams)
2.57 acres (Rapp)
- Zoning:** B-2 General Business Zone
- Request:** Site Plan Review for Myers Y. Cooper Company to construct a 20,725 square foot neighborhood retail center.
- History:** These two parcels are located directly south of the existing Shooters Restaurant. There is an existing home on the Rapp property that was built in 1971 and a pole barn that was constructed in the late 1980's. The Abrams property had a home and barn that dates back to the 1938 time period. The structures were abandoned and later removed at the request of the Township. Most recently, the Abrams property went through a zone change to take the property from R-1 Single Family to B-2 General Business to align with the Hamilton Township Comprehensive Plan which designates this area as being a commercial corridor.
- Project Summary:** The Applicant seeks approval of a Site Plan Review for Myers Y. Cooper Company to build an 20,725 square foot facility.
- Project Description:** Myers Y. Cooper Company is proposing to construct a neighborhood retail center on State Route 48. They are expecting approximately 6-8 store fronts with the opportunity to encompass up to 11. The idea is to design the center to allow for a mix of business uses such as retail, restaurant and office spacing.

Site Aerial:



LEGISLATIVE COVER MEMORANDUM

Introduction: May 18, 2022

Effective Date: Next available date after passage

Agenda Item: **Resolution 22-0518A**
A Resolution authorizing and approving an increase in Township appropriations in the EMS Billing Fund to reconcile budgets for calendar year 2022

Submitted By: Chief Jewett

Scope / Description: In 2021 the CO sensors for the Fire Station 76 bay ventilation system were damaged during a lightning storm. *Feldcamp*, the company that installed the system came to a settlement agreement with Chief Reese. An insurance claim was filed for the cost of the sensors. The Fire Department had to pay *Feldcamp* to have the sensors installed this year at a cost of \$6,650.00. This money was taken from the EMS Billing Fund. This was an unbudgeted expense. We received the reimbursement check from the insurance company and are requesting to reappropriate that money back into the capital account. This will allow for a reimbursement for the unbudgeted expense of \$6,650.

Budget Impact: \$6,650 from unencumbered into the EMS Billing Fund

Vote Required for Passage: 2 of 3

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on May 18, 2022, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

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

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 22-0518A**

**A RESOLUTION AUTHORIZING AND APPROVING AN INCREASE IN TOWNSHIP
APPROPRIATIONS IN THE EMS BILLING FUND TO RECONCILE BUDGETS FOR
CALENDAR YEAR 2022**

WHEREAS, the Board of Township Trustees wishes to authorize and approve an increase in appropriations in order reconcile budgets and appropriations for calendar year 2022;

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 EMS Billing Fund Line Item 2284-760-790-0000, Capitol Outlay in the amount of \$6,650 for a total amount of \$16,650.
- SECTION 2.** The Fiscal Officer is hereby authorized and directed to approve a Blanket Certificate in the amount reflected in Section 1 of this Resolution.
- SECTION 3.** This Resolution shall take effect on the earliest date allowed by law.

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

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

Resolution adopted this 18th day of May 2022.

Attest:

Kurt E. Weber, *Fiscal Officer*

Approved as to form:

Brodi J. Conover, *Assistant Law Director*

I, Kurt E. Weber., Fiscal Officer of Hamilton Township, Warren County, Ohio, hereby certify that this is a true and accurate copy of a Resolution duly adopted by the Board of Trustees of Hamilton Township, County of Warren, Ohio, at its regularly scheduled meeting on May 18, 2022.

Date: _____

Kurt E. Weber, *Fiscal Officer*