

## **Hamilton Township Trustee Meeting December 4, 2024**

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

Roll call as follows: Darryl Cordrey  
Joe Rozzi  
Mark Sousa

The Pledge of Allegiance was recited by all.

A motion was made by Mr. Cordrey, with a second by Mr. Rozzi, to approve the clerk's journal as the Official Meeting Minutes of November 20, 2024, Trustee Meeting.

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

A motion was made by Mr. Cordrey, with a second by Mr. Rozzi, 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. Cordrey opened the floor to public comments at 6:01 PM, with nobody approaching he closed the floor to comments at 6:01 PM.

### **Presentation- Rich Surace, Energy Alliances Aggregation:**

Rich Surace, representing Energy Alliances Aggregation, presented the services offered by his company related to governmental aggregation plans. Energy Alliances is a local company that collaborates with neighboring jurisdictions, including Liberty Township, Miami Township, West Chester, and Turtlecreek, among others. The company serves as a full-service consultant, providing a support team accessible via phone, email, and chat. They manage regulatory requirements and oversee the RFP process. Additionally, Energy Alliances works with suppliers to handle reporting, opt-out materials, and customer inquiries, as well as tracking enrollments, drops, and quarterly performance.

Energy Alliances provides a website link that contains the Township's information about the aggregation plan, including the most up-to-date details.

Mr. Cordrey asked Mr. Surace to explain the benefits of their services for the Township staff and residents. Mr. Surace responded that their company handles all inquiries and questions, allowing Township staff to focus on their other duties.

Mr. Cordrey then inquired about the cost to the Township. Mr. Surace clarified that there is no cost to the Township, as Energy Alliances is paid by the supplier.

Mr. Rozzi asked if Energy Alliances negotiates the rates and terms for the aggregation plans. Mr. Surace confirmed that they do.

Mr. Sousa questioned whether Energy Alliances anticipates the rates to be higher in the coming years. Mr. Surace indicated that, based on their research and data, they expect utility rates to increase in the future.

The Board requested that Mr. Wright perform some additional research into brokers' offerings, especially comparing the communication pieces provided to residents and have a recommendation prior to the next negotiation for the aggregate agreement.

### **Public Hearing- Rezoning 0 Ludlum Road from B-2 to R-1**

Mr. Ben Yoder, Law Director explained the procedures and guidelines the Board would use to reach a decision during the hearing. He asked any persons wishing to offer testimony or speak during the hearing to raise their right hand; an oath was administered.

Ms. Cathy Walton, Zoning Director, presented the staff report for 0 Ludlum Road, Morrow, OH 45152. The applicant, Mrs. Swearingen is asking to change the zoning of her vacant property from B-2 General Business to R-1 Single Family Residence so she can sell it for residential use. The property is designated as Rural Residential on the Future Land Use Map, which is suitable for homes on large lots. She bought the land over 40 years ago but never built on it. After her husband's death, she decided to sell, but found out the zoning had changed.

A notice about the hearing was published on November 24, 2024, and letters were sent to nearby property owners. The Warren County Regional Planning Commission reviewed the request on September 26, 2024, and recommended approval without conditions. The Hamilton Township Zoning Commission reviewed the request on November 18, 2024, and recommended approval without conditions.

Mr. Rozzi inquired with Ms. Walton about when, or if the property was rezoned to B-2. Ms. Walton explained that the records regarding the rezoning were unclear, but she believed it had occurred to support the adjacent Bellwood Golf Course.

Mr. Cordrey then invited the applicant, Ms. Swearingen, to address the Board.

Ms. Swearingen explained that she recently had a potential buyer for the property, only to discover that the property was zoned B-2, even though it had been listed as residential. She was unaware of the rezoning when she purchased the property, as she originally bought it with the understanding that it was zoned for residential use.

With no further questions or comments, Mr. Cordrey closed the floor to public comments for deliberation.

The Board unanimously agreed that rezoning to R-1 from B-2 is appropriate for this property.

**New Business**

**Resolution 24-1204A, a resolution to approve the zone change from B-2 General Business to R-1 Single-Family district for the property located at 0 Ludlum Road., Hamilton Township, Warren County, Ohio 45039.**

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 24-1120A, a resolution to approve the zone change from B-2 General Business to R-1 Single-Family district for the property located at 0 Ludlum Road., Hamilton Township, Warren County, Ohio 45039.

Roll call as follows:

Mark Sousa	Yes
Darryl Cordrey	Yes
Joe Rozzi	Yes

**Resolution 24-1204B, a resolution approving an increase in appropriations in the General Fund in the amount of 1,950.00 to reconcile budgets for the calendar year 2024.**

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 24-1204B, a resolution approving an increase in appropriations in the General Fund in the amount of 1,950.00 to reconcile budgets for the calendar year 2024.

Roll call as follows:

Darryl Cordrey	Yes
Joe Rozzi	Yes
Mark Sousa	Yes

**Motion – Authorize a purchase from Stryker Sales, LLC for three replacement Lifepak 35 Monitors/Defibrillators in an amount not to exceed \$147,195.20.**

The approved 2025 budget includes \$168,000 for replacing three portable cardiac monitors/defibrillators. Our vendor, Stryker, has offered a discount, bringing the cost to \$147,195.20 if we commit to the purchase this month and pay in 2025. By committing now, we save \$20,000 and will also receive the monitors before other jurisdictions that wait until 2025 to order. These items are available through the Sourcewell cooperative bidding contract.



Mark Sousa                      Yes

**Motion to approve the 2025 pay rates for non-union employees as presented.**

A motion was made by Mr. Cordrey, with a second by Mr. Rozzi, to approve the 2025 pay rates for non-union employees as presented.

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

**Public Comments**

Mr. Cordrey opened the floor to public comments at 6:39 PM, with nobody approaching he closed the floor to comments at 6:39 PM.

**Administrator’s Report**

- Last month, the Fire Department conducted Officer 1 training, and we are proud to announce that all Lieutenants have now received their certifications.
- The Winter Wellness Walk will take place on December 16th from 9:00 to 11:00 a.m. at Mounts Park.
- Public Works has received their new dump truck, which is currently being upfitted in preparation for the upcoming snow season.
- The grand opening of Kroger will be held on December 12th, with a ribbon-cutting ceremony at 8:00 a.m.
- The next Trustee meeting will be on December 18th at 10:00 a.m. and will include an Employee Recognition ceremony.

**Trustee Comments**

Mr. Rozzi expressed his excitement about attending the Tree Lighting Celebration at Fire Station 76 this Saturday from 4:00 to 6:00 p.m., followed by a fireworks and drone show. He is also looking forward to the performance by the Santa Goody Bag Band, formerly known as the original Kings Island Clown Band.

Mr. Sousa wished everyone a belated Happy Thanksgiving. He also shared his enthusiasm for the upcoming tree lighting, noting that he was out of town last year. He highlighted the family-friendly nature of the event, which will feature music and activities for all ages.

Mr. Cordrey reminded residents of the Wreaths Across America ceremony on December 14th at the Maineville Cemetery. He also asked Chief Jewett to provide details about the viral TikTok video.

Chief Jewett explained that the union created a TikTok page and participated in a trending video that has since gained over 5 million views, with Fox 19 interviewing them about the viral success. This has opened an opportunity for the Fire Department to partner with Spirit of Christmas Ministries to collect donations for families in need during the holiday season. Donations will be accepted at Firehouse 76, and a representative from Spirit of Christmas Ministries will be present at the Tree Lighting. Those interested in donating can contact Spirit of Christmas Ministries or the Hamilton Township Fire Department for more information.

**Executive Session & Adjournment-**

Mr. Cordrey made a motion with a second from Mr. Rozzi to adjourn the executive session at 6:45 p.m. in accordance with ORC 121.22(G)(1) to discuss the appointment, employment or compensation of public employees.

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

Mr. Cordrey made a motion with a second from Mr. Rozzi to come out of the Executive session at 7:21 p.m. and adjourn at 7:22 p.m.

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