

# Hamilton Township Trustee Meeting

## September 4, 2024

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

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

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 the August 21, 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

### **Presentation-** Economic Development and Zoning Update

Administrator Jeff Wright and Zoning Director Cathy Walton presented the Hamilton Township Economic Development and Zoning updates including the following items:

- New look to the Economic Development page on the Hamilton Township Page. Residents can find the Future Concept Plan, major projects and available commercial property in the Township, along with the community profile.
  - Mr. Wright mentioned that Hamilton Township's median household income is greater in comparison to Warren County and Ohio's average rate. He also compared the housing value in the Township to be close to the average value in Warren County.
- Three new businesses have opened: Tee 18 Golf, Creekside Cigar Co., and Cost Saver
- Significant developments are set to open this year: a Kroger Marketplace and gas station, as well as a Chase Bank. Meanwhile, Towne Center, McDonald's, and Chase Bank are expected to open or break ground at the start of next year.

- Zoning launched their new software program IWORQ in February and has received just under 350 permits as of September 1<sup>st</sup>.
- Ms. Walton highlighted a few text amendments that will be brought forward to the Board for review and approval soon.

### **Public Comments**

Mr. Cordrey opened the floor to public comments at 6:19 pm.

Mr. Brad Turner mentioned that he saw a letter on the Village of Maineville's Facebook page, which indicated that Hamilton Township is terminating its police and zoning contract with the Village. He is seeking clarification on what this decision means for the residents of the Providence subdivision, as he is not well-versed in the boundaries between the township and Maineville.

Mr. Sousa explained that Hamilton Township residents will not be impacted by the decision the Board took to withdraw their police and zoning contracts from the Village of Maineville. When it comes to the safety of the Villag's residents, Hamilton Township Police Department will continue to respond to more serious calls and assist their contracted police services as they did prior to the current contract.

Mr. Cordrey mentioned that in 2020, during the initiation of the police and zoning contract, the Joint Economic Development District agreement was also discussed with the previous Administrator, Brent Centers, and Mayor Bob Bebee. However, when it came time to finalize the agreement, there appeared to be a last-minute attempt to alter the terms. From the Board's perspective, this situation indicates a lack of partnership, prompting them to reconsider and reassess their relationship with the Village.

Mr. Pete Osterbrock asked that the straw and seeding for the lot on 832 Sunrise Ridge wait until we have received rain.

Mr. Cordrey closed the floor to public comments at 6:29 pm.

### **New Business**

Resolution No. 2024-0904A – Establishing No Engine Brake Designated Areas Within the Township

Ben Yoder, Legal Director, has clarified Ohio's decibel regulations, indicating that the resolution should focus solely on specifying the corridor. Additionally, the resolution requires that signage for no-break engine areas be installed. Furthermore, the approved and signed resolution must be posted in five prominent locations within the Township for a period of 30 days.

Mr. Rozzi raised concerns about including US Route 22/3 in the no-engine brake corridor, a viewpoint that Mr. Cordrey and Mr. Sousa supported.

The Board agreed to revise the resolution to designate only the Grandin Road and State Route 48 corridor.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 2024-0904A, a resolution approving the No Engine brake designated areas within the Township.

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

Resolution No. 2024-0904B – Authorizing the Administrator to Execute an Intergovernmental Agreement with the City of Loveland Related to The Ownership of The Hill-Wagoner Cemetery.

Mr. Wright explained that the City of Loveland wants to preserve the Hill-Wagoner Cemetery, a 1/3-acre site rediscovered after nearby construction cleared trees. Although Loveland’s surrounding properties are part of the city, the cemetery is still under Hamilton Township’s control. Loveland is asking Hamilton Township to help transfer ownership of the cemetery to Loveland and support its annexation into the city. Loveland will pay for all related costs. Since the cemetery is already surrounded by Loveland, this move won’t affect future annexations.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 2024-0904B, a resolution authorizing the Administrator to execute an Intergovernmental Agreement with the City of Loveland related to the ownership of the Hill-Wagoner Cemetery.

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

Motion to Approve Hamilton Township Roster as presented

A motion was made by Mr. Cordrey, with a second by Mr. Rozzi, to approve the Hamilton Township Roster 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 6:42 pm.

Mr. Rusty Holman raised concerns with the board about changes to the parcels in the JEDD agreement with the Village of Maineville. He accused the board of lacking transparency by discussing the JEDD agreement in executive session instead of in an open, public meeting.

Mr. Cordrey explained to Mr. Holman that JEDD agreements are typically discussed in private to allow the parties to work out the details before presenting them to the public. This approach helps avoid confusing residents with incomplete or preliminary proposals.

Mr. Sousa explained that discussions about the JEDD began in 2021 but only progressed when there was a planned development and property owners agreed to join the JEDD. Initially, the parcels were potential locations, but no action was taken. By 2024, new parcels were included due to development, and the current property owners have agreed to participate. The revenue sharing and annexation details were presented early on, and no issues were raised to the Board until the JEDD was publicly announced. The Village would contact Mr. Pelfrey when they lacked a public works employee, and he would handle the issues. Mr. Sousa added that as he represents Hamilton Township residents, he should not be responsible for fixing problems in the Village if there is no contract in place. Additionally, the Village of Maineville has a representative who attends trustee meetings regularly, where the JEDD has been discussed. This representative has never raised any concerns with the Board. Mr. Wright also shared with the media an email where Mayor Bebee acknowledges the JEDD in which the two had agreed on.

Mr. Rozzi said that the mayor's decision to contact news stations instead of discussing the matter with the Board has led to a sense of mistrust.

Mr. Cordrey closed the floor to public comments at 6:52 pm.

### **Administrator's Report**

- The ESC has completed onsite evaluations and interviews for the fire department's community risk assessment and standards of cover. They were impressed with the support and collaboration from trustees, Mr. Wright, and the leadership team.
- The fire department is collaborating with the Great Oaks Career System to offer a Fire Officer Level 1 class. Our command staff will assist with instruction, and participants will receive a discount on tuition. Completing this class will enhance their skills and qualify them for future promotions.
- On Monday, September 9th, the OSU extension will host a wellness walk at 9:00 AM at Mounts Park.
- On Wednesday, September 11th, twenty-five King's High School seniors, along with 25 volunteers, will participate in landscape maintenance.
- On Friday, September 13th, there will be a Veteran's Float at Mounts Park.
- Also on September 13th, Little Miami High School will have a football game honoring first responders and veterans. Chiefs Scott Hughes and Jason Jewett

will perform the coin toss and deliver the game ball. First responders and veterans get free admission. For more details, visit the nation's website.

### **Trustee Comments**

Joe Rozzi: Excited that summer is ending, there are still a few Red's games for the season and Bengals football is kicking off!

Mark Sousa: LPGA event is September 16<sup>th</sup> through the 22<sup>nd</sup> with the playoffs happening on the 19<sup>th</sup> through the 22<sup>nd</sup>.

Darryl Cordrey: Added on to Mr. Solusa's comment about the LPGA event, that there is a three-year commitment to hold the tournament at TPC. Sunflower Field at Mounts Park is in full bloom.

### **Executive Session-**

Mr. Cordrey made a motion with a second from Mr. Rozzi to adjourn the executive session at 6:57 p.m. in accordance with ORC 121.22(G)(8a) to discuss economic development.

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 Executive session at 8:22 p.m.

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

### **Adjournment**

With no further business to discuss, Mr. Cordrey made a motion, with a second from Mr. Rozzi, to adjourn at 8:23 p.m.

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