

MINUTES OF SPECIAL TRUSTEE MEETING HELD AUGUST 3, 2023, 6PM

THE BOARD OF TRUSTEES TATE TOWNSHIP MET IN SPECIAL SESSION WITH THE FOLLOWING MEMBERS PRESENT: TRUSTEE REED, TRUSTEE REDDEN, TRUSTEE WILSON AND FISCAL OFFICER KATHY BRANNOCK.

THE PURPOSE OF THIS MEETING IS TO DISCUSS THE SOLAR REGULATION DRAFT BY CHOICE ONE ENGINEERING.

TRUSTEE WILSON COMMENTED THAT THE DRAFT IS NOT DEFINED ENOUGH. COMPARED IT TO A REGULATION DRAFT OF ANOTHER TOWNSHIP. TRUSTEE REED ASKED WHICH HE PREFERRED. THE OTHER TOWNSHIP'S IS BETTER BUT IS STILL NOT SPECIFIC ENOUGH. FOR INSTANCE, REFERENCE TO TREE BUFFERS DOES NOT SPECIFY SIZE LIMITS ON TREES. HE WOULD LIKE TO SEE A HEIGHT LIMIT. PINE TREES DIE; EIGHT FOOT PINE TREES (NORWAY SPRUCE) GROW 1-1 ½ FEET PER YEAR. TREES SHOULD BE PLANTED FIFTEEN FEET APART, MUST BE TREATED IF DISEASED, IF TREES DIE, THEY MUST BE REPLACED BY THE NEXT PLANTING SEASON. WILSON PROPOSED THAT DALE ARNOLD GIVE INPUT ON RESTRICTIONS AND GUIDELINES. THE TRUSTEES AGREED. JULIA CARNEY, LEGAL COUNSEL, STATED THAT THE BUFFER COULD BE EDITED. TRUSTEE REDDEN STATED THAT HE HAD SPOKEN TO DALE ARNOLD AND HE WAS TOLD THAT HE WOULD SPEAK WITH CHOICE ONE AND GIVE THEM HIS OPINION/ADVICE. HE AGREED TO REVIEW THE PROPOSAL AND HE WOULD MAKE MODIFICATIONS TO THE DRAFT. TRUSTEES AGREED THAT NOXIOUS WEEDS SHOULD BE INCLUDED. OTHER RESTRICTIONS SHOULD INCLUDE SENDING CAMERAS THRU CULVERTS EVERY 3 YEARS, AERIAL PHOTOS SO PROPERTY HAS TO BE REPAIRED WHEN IT'S DECOMMISSIONED, RETAINING PONDS. ALL EXPENSES WOULD BE PAID BY THE SOLAR COMPANY/FARM.

TRUSTEE WILSON HAS SPOKEN TO SOMEONE WHO HAS A SISTER THAT HAS BEEN WORKING WITH THE SOLAR ISSUE. HE WILL ATTEMPT TO GET A COPY OF THAT REGULATION.

MONROE TOWNSHIP HAS SEVEN REQUIREMENTS FOR PERMITS IN THEIR ZONING REGULATION DRAFT. THEY INCLUDE THAT ANY SPECIAL FIRE FIGHTING EQUIPMENT WOULD BE PAID FOR BY THE SOLAR FARM. TRUSTEE REDDEN STATED THAT HE WILL HAVE THE FIRE CHIEF RESEARCH WHAT WOULD BE NEEDED TO FIGHT A FIRE AT A SOLAR FACILITY AND HAVE THAT ADDED TO THE PROPOSAL AT THE COMPANY'S EXPENSE.

WHEN ALL DRAFTS AND POLICIES ARE RECEIVED THE TRUSTEES WILL WORK UP A DRAFT.

MARY DURBIN ASKED WHY THE TRUSTEES ARE WORKING ON DRAFTS. THEY DON'T WANT ANY SOLAR. TRUSTEE WILSON EXPLAINED THAT THE TRUSTEES ARE TRYING TO MAKE SURE EVERYTHING IS COVERED IN THE REGULATION. MARY SAID THAT TRUSTEE REED DID NOT DO ANYTHING TO STOP SOLAR IN 2019 AND THAT HE IS NOT LISTENING TO THE PEOPLE. TRUSTEE REED EXPLAINED THAT THE TRUSTEES HAD NO POWER IN 2019 TO REGULATE PUBLIC UTILITIES.

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HE STATED THAT THE CLERMONT COUNTY COMMISSIONERS HELD MEETINGS AND THAT NO ONE ATTENDED. MARY MADE A STATEMENT THAT A FORMER TRUSTEE "SOLD OUT".

JULIE BUEDE SHARED THAT THERE ARE FIRES IN NEW YORK THAT THEY DO NOT KNOW HOW TO PUT OUT. SHE IS CONCERNED ABOUT FIRES AND TOXIC FUMES.

JODY WILSON STATED THAT SHE HAS HAD HER LIFE THREATENED AND WILL NOT BE SILENCED ON THIS ISSUE.

JULIE BUEDE ASKED TRUSTEES REEDEN AND REED WHAT THEY HAVE BEEN DOING ABOUT THIS ISSUE. TRUSTEE REED STATED THAT HE CALLED A SPECIAL MEETING TO DISCUSS SOLAR WITH THE COUNTY TRUSTEES AND CHOICE ONE. HE HAS SPOKEN TO OTHER TOWNSHIPS IN THE COUNTY. TRUSTEE REDDEN STATED THAT HE HAS MET WITH THE OHIO SITING BOARD IN COLUMBUS REGARDING REGULATIONS. HE HAS SPOKEN TO DALE ARNOLD, THE CLERMONT COUNTY COMMISSIONERS, CHOICE ONE, JULIA CARNEY, ADAM BIRD. THE TRUSTEES ARE TRYING TO MAKE ENOUGH RESTRICTIONS ON SOLAR PROJECTS THAT IT WOULD DISCOURGE SOLAR COMPANIES. SOME COUNTIES ARE AHEAD BECAUSE THEY HAVE BEEN DEALING WITH WIND EARLIER ON BECAUSE OF LEGAL LITIGATION.

TRUSTEE REDDEN WANTED TO CLARIFY ABOUT THE NESTLEWOOD PROJECT:

ON OCTOBER 17, 2018 THE OHIO POWER BOARD MAILED A LETTER TO 97 LOCAL RESIDENTS INFORMING THEM OF THE PROPOSED SOLAR PROJECT (18-1546-EL-BGN). A MEETING WAS HELD AT THE HAMERSVILLE ELEMENTARY SCHOOL. IT WAS ADVERTISED IN THE CLERMONT SUN AND THE NEWS DEMOCRAT. ON MARCH 21, 2019 ANOTHER MEETING WAS HELD. 186 LETTERS WERE MAILED REGARDING THAT MEETING AND ADVERTISED. HE HAS A LIST OF ALL THE PEOPLE THAT WERE MAILED LETTERS. DALE ARNOLD ATTENDED THOSE MEETINGS.

JODY WILSON STATED THAT THE PAST IS IN THE PAST AND THEY NEED TO MOVE FORWARD. MARY DURBIN AGREED.

TRUSTEE REDDEN STATED THAT THERE IS NO FUTURE PHASE APPROVED AT THIS TIME.

JULIA CARNEY STATED THAT C-1 CLASSIFICATION REGARDING ZONING DISTRICTS STATES WHAT ARE PERMITTED USES. UNLESS A USE IS SPECIFICALLY LISTED, IT IS NOT PERMITTED. THEREFORE, THE RESOLUTION FROM LAST MONTH'S MEETING WAS NOT VALID.

TRUSTEE REDDEN STATED THAT ALL THE TRUSTEES WORK TOGETHER EVEN THOUGH THEY MAY WORK ON DIFFERENT THINGS. IT MAY NOT BE OBVIOUS TO PEOPLE BUT THEY ARE ALL WORKING FOR THE TOWNSHIP.

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TRUSTEES WERE ASKED WHY WRITE A RESOLUTION SO SOLAR CAN COME IN. "COMPANIES WILL PAY, COST WON'T STOP THEM." THE ANSWER WAS THAT DALE ARNOLD HAS SAID THAT IF THE COMPANIES SUE, THE TOWNSHIP WILL LOSE. MAKE THE REGULATIONS SO DIFFICULT THEY WON'T WANT TO COME HERE.

TRUSTEE WILSON STATED THAT HE WANTS CLERMONT COUNTY TO HAVE A UNIFORM REGULATION TO DISCOURAGE SOLAR FARMS ANYWHERE IN THE COUNTY.

MOTION BY WILSON AND 2ND BY REDDEN TO ADJOURN THE MEETING.