

MINUTES OF REGULAR TRUSTEE MEETING HELD OCTOBER 8, 2024

THE BOARD OF TRUSTEES OF TATE TOWNSHIP MET IN REGULAR SESSION WITH THE FOLLOWING MEMBERS PRESENT: TRUSTEE WILSON, TRUSTEE STEIMLE, TRUSTEE DURBIN AND FISCAL OFFICER KATHY BRANNOCK.

AFTER THE PLEDGE OF ALLEGIANCE, OPENING PRAYER WAS GIVEN BY KATE MARTIN.

MOTION BY TRUSTEE STEIMLE TO ACCEPT THE MINUTES OF THE REGULAR MEETING HELD ON SEPTEMBER 10, 2024. 2ND BY TRUSTEE DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MOTION BY TRUSTEE STEIMLE TO APPROVE SEPTEMBER BILLS. 2ND BY TRUSTEE DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MOTION BY TRUSTEE STEIMLE TO APPROVE SEPTEMBER PAYROLL, EFT'S AND WITHHOLDING VOUCHERS. 2ND BY TRUSTEE DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

TRUSTEE WILSON INTRODUCED THE TRUSTEES AND FISCAL OFFICER TO THE ATTENDEES AND READ THE PUBLIC PARTICIPATION POLICY WITH A LIMIT OF 5 MINUTES. ALL COMMENTS ARE TO BE ADDRESSED TO THE CHAIRMAN OF THE BOARD. TRUSTEE WILSON INDICATED THAT PUBLIC PARTICIPATION REGARDING NEW BUSINESS WOULD BE HEARD FIRST, PRIOR TO THE REPORTS TO ENSURE THAT GUESTS HAVE THE ABILITY TO BE HEARD.

GUEST SPEAKER-BECKY MCCLATCHEY AND ABBIE FRAZER FROM CLERMONT COUNTY SOIL AND WATER CONSERVATION DISTRICT WERE IN ATTENDANCE. BECKY GAVE A PRESENTATION ABOUT THE WATER SHED IMPROVEMENTS AND DAM REMOVAL. THERE ARE 3 LOW HEAD DAMS TO BE REMOVED AT EASTFORK. THE DAMS ARE DEFUNCT. THEY ARE BEING REMOVED FOR PUBLIC SAFETY, WATER QUALITY AND HABITAT QUALITY. THE OHIO EPA MONITORS ALL STREAMS IN OHIO. THE ESTIMATED COST TO DEMOLISH, REMOVE AND RESTORE IS \$1.8 MILLION. IT WILL ELIMINATE THE SAFTY HAZARD, INCREASE RECREATIONAL OPPORTUNITY AND IMPROVE THE ENVIRONMENT. H2 OHIO CONTRIBUTED \$920,000. CLEAN OHIO ALSO ADDED FUNDING SO THE PROJECT WILL BE FULLY FUNDED BY NEXT JANUARY. THE DAMS WILL BE REMOVED IN 2-3 YEARS DEPENDING ON THE WEATHER. THE VILLAGE OF BETHEL HAS PLANS TO DEVELOP A RECREATIONAL AREA AT THE OLD WATER PLANT. TRUSTEE DURBIN TOURED THE AREA 3 WEEKS AGO. HE WANTED TO SHARE THIS INFORMATION WITH THE PUBLIC.

FIRE-

SEPTEMBER FIRE REPORT WAS PRESENTED. THERE WERE 192 RUNS (62 FIRE/130 EMS). THE DEPARTMENT GAVE MUTUAL AID 4 TIMES AND RECEIVED AID 3 TIMES.

THE 2021 AMBULANCE STILL HAS NOT BEEN SENT OUT FOR REPAIRS. THE BUMPER ASSEMBLY IS MANUFACTURED AT ONE OF THEIR PLANTS NEAR ASHEVILLE, NC AND THE HEADQUARTERS IS IN WINTER HAVEN, FL WHICH WILL BE CLOSED DUE TO THE APPROACHING HURRICANE. AS SOON AS WE CAN IT WILL BE SENT OUT FOR REPAIRS.

MINUTES OF REGULAR TRUSTEE MEETING HELD OCTOBER 8, 2024

PARTS ARE COMING IN FOR THE 2021 ENGINE/TENDER UNIT. IT WILL BE TAKEN TO COLUMBUS ON 10/28.

FIRE CHIEF RECOMMENDED THAT THE TOWNSHIP PURCHASE 24 MOTOROLA APX 6000 XE PORTABLE RADIOS EACH W/ REMOTE SPEAKER MICROPHONE, DEVICE PROGRAMMING, & ENGRAVING: 12 SINGLE UNIT RADIO CHARGERS: AND 1 MULT-UNIT 6 BANK CHARGER AT THE COST OF \$118,625.84 THROUGH MOBILCOM, INC. THIS PRICING IS A STATE BID PRICING. THIS RADIO COST WILL BE COVERED BY THE 2023 AFG GRANT THE DEPARTMENT RECEIVED A FEW MONTHS AGO. BY WAITING FOR THE FIRE MARSHALL'S PRICING, THE DEPARTMENT SAVED \$23,500. MOTION BY TRUSTEE WILSON TO PURCHASE THE RADIOS, 2ND BY TRUSTEE DURBIN. ROLL CALL: TRUSTEE STEIMLE, YES, TRUSTEE WILSON, YES, TRUSTEE DURBIN, YES.

FIRE CHIEF RECOMMENDED THAT THE TOWNSHIP PURCHASE 1 APX 4500 FOR THE ENGINE TENDER, 1 APX650 & 1 APX 4500 FOR THE CHIEF'S VEHICLE THROUGH MOBILCOM, INC. AT A COST OF \$14,926.19 PLUS THE COST OF INSTALLATION OF AN ADDITIONAL \$970.00, WHICH WILL COVER BOTH VEHICLES FOR A TOTAL COST OF \$15,896.19. THE PRICING IS A STATE BID PRICING. LEAD TIME FOR THE RADIOS IS UP TO 6 MONTHS. MOTION BY TRUSTEE WILSON TO PURCHASE THE RADIOS, 2ND BY TRUSTEE DURBIN. ROLL CALL: TRUSTEE STEIMLE, YES, TRUSTEE WILSON, YES, TRUSTEE DURBIN, YES.

THE KINGDOM HALL OF JEHOVAH'S WITNESSES OFF OF EAST ROAD DONATED AN AED, CABINET AND SIGN THAT ARE MOUNTED IN THE HALLWAY BY THE OFFICES. THE AED AND CABINET WERE PURCHASED NEW LAST YEAR. THE CHURCH ASKED IF THE FIRE DEPARTMENT WOULD BE INTERESTED IN IT BECAUSE THEY WERE BEING TOLD TO REMOVE IT DUE TO LIABILITY ISSUES. THIS IS ABOUT A \$1000-\$1200 EXPENSE. WE APPRECIATE THIS GENEROUS DONATION.

REMINDER THAT WE ARE CURRENTLY UNDER THE STATE OF OHIO BURN BAN. THERE IS NO OPEN BURNING FROM 6AM-6PM. TOWNSHIP RESIDENTS MAY BURN FROM 6PM TO DARK AS LONG AS THEY HAVE A CURRENT BURN PERMIT FROM THE DEPARTMENT. AS DROUGHT CONDITIONS CONTINUE, OPEN BURNING COULD BE BANNED ALL TOGETHER.

THE KITCHEN SINK HAD A CLOG THAT REQUIRED TWO PLUMBERS TO CLEAR. THE FIRST PLUMBER WAS UNABLE TO GET IT REMOVED IN A TIMELY FASHION SO A SECOND PLUMBER WAS CALLED. THEY JETTED THE SYSTEM AND PUSHED A CAMERA THROUGH IT TO VERIFY.

THERE ARE CURRENTLY 2 PART TIME MEMBERS ON MATERNITY LEAVE. ONE NOW THROUGH 12/1 AND THE OTHER IS EXPECTING HER BABY ON THE 24TH AND WILL RETURN AFTER BEING RELEASED BY HER DOCTOR.

FIRE CHIEF RECOMMENDED THAT RICK STOWELL BE MOVED FROM HONORARY TO PAID PER CALL STATUS. MOTION BY TRUSTEE WILSON, 2ND BY TRUSTEE DURBIN. ROLL CALL: TRUSTEE STEIMLE, YES, TRUSTEE WILSON, YES, TRUSTEE DURBIN, YES.

POLICE-

SEPTEMBER REPORT WAS PRESENTED. OFFICER PIKE RESPONDED TO 87 CALLS, TOOK 10 REPORTS, ASSISTED OTHER DEPARTMENTS 24 TIMES, CONDUCTED 17 INVESTIGATIONS, AND CLOSED 7 REPORTS.

RESPONSE TIME WHILE ON DUTY WAS 3.8 MINUTES. RESPONSE TIME WHILE NOT ON DUTY WAS 13 MINUTES.

MINUTES OF REGULAR TRUSTEE MEETING HELD OCTOBER 8, 2024

ROAD/CEMETERY-

ED ASKED OFFICER PIKE IF HE HAD A NUMBER OF NO PARKING SIGNS THAT ARE NEEDED. HE DID NOT. TRUSTEE STEIMLE WILL FORWARD AN E-MAIL REGARDING THE ISSUE.

SEPTEMBER CEMETERY REPORT WAS PRESENTED. 3 BURIALS, 3 FOUNDATION ORDERS WERE TAKEN AND NO GRAVES WERE SOLD. 5 FOUNDATIONS STILL TO BE POURED. THE CEMETERY IS STILL BEING MOWED 2 TIMES A MONTH.

DUROPATCHING HAS BEEN COMPLETED EXCLUDING THE 90 DEGREE TURNS ON VANDAMENT ROAD. 2 CULVERTS WERE SET. ONE ON MACEDONIA ROAD AND ONE ON LEGION LANE.

MIDDLE MOORE ROAD PROJECT HAS BEEN COMPLETED.

STORM DEBRIS WERE CLEANED UP WITH THE AID OF THE FIRE DEPARTMENT.

CURRENTLY CUTTING BACK TREE LINES ON TOWNSHIP ROADS.

SEWERS ARE GOING TO BE PUT IN ON CAMPBELL LANE. MANHOLES WILL BE PUT IN THE ROAD. COUNTY WILL BACKFILL THE ROAD WITH STONE. ED WANTS COUNTY TO USE LSM UP TO 6: FROM THE TOP OF THE ROAD AND THEN BLACKTOP ON TOP OF THAT. THIS WOULD ELIMINATE SETTLEMENT AND OTHER FUTURE PROBLEMS.

THE 2017 F150 NEEDS 2 NEW FRONT TIRES. TRUSTEE WILSON RESPONDED THAT THE TIRES COULD BE ORDERED THROUGH THE FIRE DEPARTMENT AND BANTAM TIRE WILL INSTALL THEM AT NO COST.

ZONING-

SEPTEMBER REPORT WAS PRESENTED. 8 PERMITS WERE ISSUED, 2 NEW STREET ADDRESS WERE ISSUED. 49 CALLS WERE RECEIVED, 41 OF THOSE CALLS WERE RESOLVED. 89.8 MILES WERE DRIVEN FOLLOWING UP ON COMPLAINTS.

SHELBY HAS BEEN TOO BUSY TO REACH OUT TO JIM LAWSON REGARDING CLOUD PERMIT.

SHELBY STILL WANTS TO HAVE A SPECIAL MEETING TO DISCUSS ZONING APPLICATION FEES.

SHELBY HAS NOT HAD TIME TO WORK ON THE NUISANCE PROPERTIES. TRUSTEE STEIMLE STATE THAT SHE WILL CONTACT HIM REGARDING THEM.

BATAVIA TOWNSHIP FOUND A SECOND KEY FOR THE EXPLORER.

KONRAD CHANGED THE OIL ON THE EXPLORER AND REPLACED THE DRIVER SIDE DOOR LATCH.

TWO VARIANCE MEETINGS ARE COMING UP BEFORE THE BOARD OF ZONING APPEALS. ONE APPLICATION HAS BEEN RECEIVED AND ANOTHER IS STILL IN THE PRE-APPLICATION STAGE. THE APPLICATION IS FOR A COMMERCIAL PROPERTY THAT THE OWNER WISHES TO CONVERT TO A DAYCARE CENTER. THE VARIANCE HEARING WILL BE NECESSARY AS THIS IS NOT CURRENTLY AN ALLOWED USE IN ANY COMMERCIAL ZONE, ONLY BEING ALLOWED IN THE ZONING RESOLUTION SPECIFICALLY IN AN R-2. THE PRE-APPLICATION IS FOR A VARIANCE TO ALLOW THE OPERATION OF A RESIDENCE AS AN AIRBNB. THE PROPERTY IS A NEW CONSTRUCTION HOME THAT IS ZONED A ON SOUTH BANTAM ROAD. THE PROPERTY OWNER CALLED TO DETERMINE WHAT WAS NEEDED FOR A ZONING CERTIFICATE FOR THIS USE, WHICH HE WAS TOLD THAT IT COULD NOT BE APPROVED AS IT IS NOT CURRENTLY AN ALLOWED USE IN ANY ZONE IN TATE TOWNSHIP.

MINUTES OF REGULAR TRUSTEE MEETING HELD OCTOBER 8, 2024

POSSIBLE ZONE CHANGE REQUEST FROM A TO C3. REACHED OUT TO ZONING CHAIRMAN TO SEE IF REQUEST IS BEING HANDLED PROPERLY.

C2 ZONING CHANGE ON 16 ACRES ON SOUTH SIDE OF THE VILLAGE. HVAC BUSINESS WILL BE MOVING THERE. IT WILL BE PART RESIDENTIAL AND PART COMMERCIAL. WORKING ON SITE DEVELOPMENT PLANNING.

SITE PLAN REVIEW ON PROPERTY ON MACEDONIA ROAD. 32 ACRES FOR RV AND BOAT STORAGE AND DEVELOPMENT OF AN RV PARK AND CAMPGROUND. THIS BORDERS UP TO EASTFORK AND THE WATER PARK. MAY NEED TO AMEND ZONING.

MOTION BY TRUSTEE WILSON TO GO INTO EXECUTIVE SESSION AT 8:04PM REGARDING O.R.C. 121.22 SECTION (G) (1), TO CONSIDER THE DISMISSAL OF A PUBLIC EMPLOYEE, 2ND BY TRUSTEE DURBIN. ROLL CALL: TRUSTEE STEIMLE, YES, TRUSTEE WILSON, YES, TRUSTEE DURBIN, YES. MOTION BY TRUSTEE WILSON TO GO INTO REGULAR SESSION AT 8:12PM, 2ND BY TRUSTEE DURBIN. ROLL CALL: TRUSTEE STEIMLE, YES, TRUSTEE WILSON, YES, TRUSTEE DURBIN, YES.

TRUSTEE WILSON ASKED IF ANYONE WOULD LIKE TO BE AN ALTERNATE FOR THE BZA BOARD. IF SO, PLEASE CONTACT EITHER SHELBY BAIRD OR KATHY BRANNOCK.

PROJECT UPDATES:

A SPECIAL MEETING WAS HELD ON SEPTEMBER 25, 2024. LOUD NOISE REGULATION WAS DISCUSSED. TRUSTEE STEIMLE STATED THAT THERE WERE SOME PEOPLE IN ATTENDANCE THAT WERE INTERESTED IN A REGULATION. HOWEVER, THE OHIO REVISED CODE ONLY ALLOWS THE TOWNSHIP TO REGULATE RESIDENTIAL AREAS. TATE TOWNSHIP IS PRIMARILY ZONED AS AGRICULTURAL. THUS, A REGULATION WOULD NOT ADDRESS THE PROBLEM IN A LOT OF THE TOWNSHIP THAT IS AFFECTED BY LOUD NOISE. TRUSTEE WILSON SAID THAT OFFICER PIKE STATED THAT IT WOULD BE UP TO THE RESPONDING OFFICER TO DETERMINE IF IT WAS IN VIOLATION. HE BELIEVES THAT DISORDERLY CONDUCT WOULD BE THE BETTER AVENUE. THREE SHERIFFS AGREED. IF IT IS DETERMINED TO BE DISORDERLY CONDUCT, THE PROSECTOR STATED THAT IT IS NOT ENFORCED BY ZONING BUT BY LAW ENFORCEMENT. IF LATER, DOWN THE ROAD, MORE PROPERTY IS ZONED RESIDENTIAL THEN IT MAY BE BENEFICIAL. THE COMPLAINTANT NEEDS TO CALL AND MAKE A REPORT WITH THE SHERIFF'S OFFICE SO THERE IS A HISTORY TO MAKE A CASE. THE TRUSTEES AGREED THAT IT WOULD NOT BE BENEFICIAL TO MOVE FORWARD WITH A LOUD NOISE REGULATION AT THIS TIME.

TRUSTEE WILSON STATED THAT HE ATTENDED A VILLAGE COUNSEL MEETING. DAWN PAUL STATED THAT THE HISTORICAL SOCIETY IS WORKING ON A PROJECT TO HAVE A MURAL PAINTED ON BEN FRANKLIN. THEY ARE LOOKING FOR DONATIONS FOR THAT PROJECT. THIS IS PART OF A "MURAL TRAIN" IN CLERMONT COUNTY. TRUSTEE WILSON TOLD THE VILLAGE COUNSEL THAT THE TOWNSHIP WANTS TO WORK WITH THE VILLAGE AND WOULD GO IN HALF WITH THE VILLAGE AND DONATE \$1000 TOWARD THE PROJECT SUBJECT TO APPROVAL BY THE BOARD OF TRUSTEES. 2ND BY TRUSTEE DURBIN. ROLL CALL: TRUSTEE STEIMLE, YES, TRUSTEE WILSON, YES, TRUSTEE DURBIN, YES.

DUE TO THE NUMBER OF PROJECTS AND THE NEED FOR MULTIPLE SPECIAL MEETINGS, THE TRUSTEES WILL ADD A SECOND MEETING EACH MONTH ON THE 4TH TUESDAY AT 7:00 PM, THE

MINUTES OF REGULAR TRUSTEE MEETING HELD OCTOBER 8, 2024

NEXT BEING OCTOBER 22, 2024. THIS ON A TEMPORARY BASIS UNTIL THE PROJECTS ARE COMPLETED. TRUSTEE STEIMLE STATED THAT THE GOAL IS TO GIVE THE PUBLIC THE OPPORTUNITY TO ATTEND AND DISCUSS ISSUES SINCE THE REGULAR MEETINGS HAVE BEEN SO LONG. EVERYONE IS WELCOME AT BOTH MEETINGS. CHIEF COOPER SEES NO PROBLEM WITH THE TOWNSHIP HOLDING MEETINGS ON THOSE DATES. THE FIRST MEETING IN THE MONTH IS A REGULAR MEETING FOR DEPARTMENT REPORTS. MOTION BY TRUSTEE WILSON TO ADD THE 2ND MEETING, 2ND BY TRUSTEE DURBIN. ROLL CALL: TRUSTEE STEIMLE, YES, TRUSTEE, WILSON, YES, TRUSTEE DURBIN, YES.

TRUSTEE STEIMLE STATED THAT SHE WILL BE MEETING WITH GRANT VOCATIONAL DURING THE WEEK OF OCTOBER 21ST REGARDING UPDATING THE TOWNSHIP WEBSITE. SHE ALSO HAS A LIST OF CONSULTANTS REGARDING ZONING REGULATION CODES AND THE ESTIMATED COSTS AND TIMELINE TO EVALUATE WHAT TO DO AND HOW SOON TO DO IT. NEGOTIATIONS WITH THE SOLAR COMPANY REGARDING DAMAGED ROADS IS ONGOING. PUCO HAS RE-ENTERED THE PICTURE. SHE STATED THAT THEY HAVE BEEN FANTASTIC. THE TOWNSHIP SHOULD KNOW IN THE NEXT WEEK OR SO IF THEY AGREE TO THE REQUEST.

PUBLIC PARTICIPATION:

ROB WILLIAMS- THANKED ED STANLEY FOR HAVING THE CULVERT REPLACED ON LEGION LANE.

KATE MARTIN-ASKED ABOUT THE CONTRACT WITH NESTLEWOOD. TRUSTEE STEIMLE RESPONDED THAT THE ROAD USE AND MAINTENANCE AGREEMENT PROVIDES PROCEDURES FOR RESOLUTION OF THESE ISSUES. THE SOLAR COMPANY HAS TO RESTORE THE ROADS BACK TO PRE-CONSTRUCTION CONDITION. THIS HAS NOT HAPPENED. PUCO HAS BECOME INVOLVED. THE AGREEMENT IS BETWEEN THE OPERATOR AND THE TOWNSHIP NOT THE PROPERTY OWNER. THE COUNTY HAS A LARGE BOND THAT IS SECURITY TO BE USED TO RESTORE THE ROADS. THERE IS A SHORT TIMELINE TO REPAIR THE ROADS DUE TO THE WEATHER.

TYLER GIBBS STATED THAT WILLIAMSBURG IS BUILDING A HIGH DENSITY SUBDIVISION. HE BELIEVES THAT BETHEL WILL BE NEXT. HE ASKED IF THE TRUSTEES ARE WORKING ON A 10-15 YEAR PLAN, ESPECIALLY WHEN THE SEWER IS CONNECTED ON S.R. 125. THE TRUSTEES RESPONDED THAT THEY ARE WORKING ON A PLAN, BASED ON A 30 YEAR PLAN PREVIOUSLY CREATED AND SUBMITTED TO THE COUNTY. THERE IS 2.4 MILES OF SEWER TO CONNECT.

AN APPLICATION FOR A PLANNING COMMISSION WILL BE GOING OUT SOON. THERE IS A NEED FOR BOTH PROFESSIONALS AND RESIDENTS. TRUSTEE STEIMLE STATED THAT THEY HAVE TO PLAN FOR THE FUTURE. TRUSTEE DURBIN SAID THAT THE COUNTY IS WILLING TO CONDUCT INTERVIEWS FOR THE COMMISSION. IT IS A SLOW PROCEESS. WE WANT TO MAKE SURE WE ARE TAKING THE CORRECT STEPS. THE COUNTY IS WORKING ON GRANTS TO HELP OFFSET THE COST OF REDOING THE ZONING.

MINUTES OF REGULAR TRUSTEE MEETING HELD OCTOBER 8, 2024

ANNETTE DISHON-THANKED THE TRUSTEES FOR STUDYING THE NOISE ORDINANCE AND ASKED IF THE BARKING DOG REGULATION WAS JUST FOR RESIDENTIALLY ZONED PROPERTY. TRUSTEE STEIMLE WILL LOOK INTO IT BUT STATED THAT UNFORTUNATELY THE ORC CONTROLS JURISDICTION.

MOTION BY TRUSTEE WILSON TO ADJOURN, 2ND BY TRUSTEE DURBIN.