

REGULAR MEETING HELD NOVEMBER 26, 2024 7:00PM

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 PRAYER WAS GIVEN BY JOHN WILSON.

TRUSTEE WILSON WELCOMED EVERYONE AND STATED THAT THEY WOULD NOT BE ENFORCING THE 5 MINUTE RULE.

THE PURPOSE OF THE MEETING IS TO DISCUSS PROJECTS.

SABRINA SCHNARRENBURG GAVE AN UPDATE ON GRANTS. THE ODNR WILL BE SENDING NOTICES OUT DURING THE FIRST WEEK OF DECEMBER. THESE NOTICES WILL GO TO THE FISCAL OFFICER. MS. SCHNARRENBURG ASKED FIRE CHIEF COOPER IF HE NEEDED ANY HELP WITH GRANTS. HE INDICATED NOT AT THIS TIME. A QUARTERLY GRANT WAS DISCUSSED. STATE FIRE MARSHAL GRANT IS COMING UP. THE FIRE DEPARTMENT IS ALREADY WORKING ON THIS GRANT.

CONNECT CLERMONT IS AWARDED TWICE A YEAR. THE NEXT ROUND WILL OPEN IN THE SPRING. IT WAS RECOMMENDED THE BOARD CONSIDER APPLYING.

THE WALKING PATH GRANT – CLEAN OHIO TRAIL DUE IN MARCH.

EQUIPMENT GRANT-55/45 GRANT THROUGH USDA RURAL DEVELOPMENT. THIS COULD BE USED ON MORE THAN 1 PIECE OF EQUIPMENT AT A TIME. THE GRANT IS OPEN ALL YEAR.

CBDG-FLAG MAY 2026 IS THE NEXT ROUND. THIS A 100% GRANT FOR REPAIRS, RENOVATION, REPLACING MAINTENANCE DEPARTMENT BUILDING. IF IT IS A LARGE PROJECT IT CAN BE BROKEN OUT INTO CYCLES. IT COULD POSSIBLY BE USED TO ADD ON TO THE EXISTING MAINTENANCE BUILDING.

OPWC-THIS IS A GOOD GRANT FOR ROADS. CHOICE ONE ENGINEERING WORKS WITH THIS GRANT. IT CAN BE USED FOR DITCHING, BRIDGES, ETC. THE BEST WAY TO GET APPROVED WOULD BE TO WORK WITH ANOTHER DISTRICT. TRUSTEE STEIMLE ASKED IF THE COUNTY WOULD QUALIFY. TRUSTEE WILSON SUGGESTED THAT THEY LOOK INTO IT FOR THE IMPROVEMENTS TO SUGARTREE ROAD. TRUSTEE DURBIN STATED THE GRANT APPLICATIONS WITH THE COUNTY WOULD OPEN IN FEBRUARY. TRUSTEE STEIMLE NOTED THAT WE HAVE DATA ON SUGARTREE ROAD FROM CHOICE ONE FROM 2021. THAT QUOTE WAS FOR \$438,000. SHE ASKED IF WE SHOULD REACH OUT AND ASK CHOICE ONE TO REASSESS THE QUOTE. SINCE THIS IS A LOWER INCOME AREA, SCHNARRENBURG SUGGESTED SOMEONE COULD GO DOOR-TO-DOOR AND DO INCOME SURVEYS AS A WAY TO GET INCREASED FUNDING. CHIEF COOPER ASKED THAT THE ADDITION OF HYDRANTS BE ADDED TO GRANTS, DEPENDING ON THE WATER MAIN SIZE.

SABRINA STATED THAT THE CEMTERY GRANT REQUEST DID NOT GET APPROVED. THERE IS NO NEWS ON THE VETERANS MEMORIAL YET. SHOULD HEAR IN EARLY DECEMBER.

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THE HISTORICAL SOCIETY IS WAITING TO HEAR ABOUT FUNDING BEFORE ANY PLEDGE IS SUBMITTED TOWARD THE PROJECT. TRUSTEE WILSON STATED THAT HE WOULD ASK DAWN PAUL AT THE NEXT REGULAR TRUSTEE MEETING.

TRUSTEE STEIMLE GAVE AN UPDATE ON NESTLEWOOD. SHE AND ED STANLEY MET WITH THE COUNTY ENGINEER AND REPRESENTATIVES FROM THE RYAN CO. AND OCTOPUS ENERGY FROM NEW YORK BACK IN OCTOBER. OCTOPUS ENERGY IS THE NEW OWNER OF THE SOLAR FARM. THEY HAVE TAKEN OVER DISCUSSION OF THE ROADS. RYAN CO. WILL NOT BE INCLUDED. WHILE IT IS EXPECTED THAT NEGOTIATIONS WILL CONTINUE, THEY ARE EXPECTED TO BEGIN WITH TATE TOWNSHIP'S POSITION, NOT THE OFFER EXTENDED BY THE RYAN COMPANY. GIVEN THE TIME OF YEAR, IT APPEARS LIKELY THAT WORK WILL HAVE TO BE COMPLETED IN THE SPRING, BUT THE PARTIES ARE WORKING TO REACH AGREEMENT ON THE SCOPE OF THE WORK NOW. OCTOPUS ENERGY SEEMS MORE MOTIVATED TO RESOLVE THE ISSUE THAN THE RYAN CO. DID.

TRUSTEE STEIMLE PROVIDED AN UPDATE ON THE ZONING CODE AND LAND USE PLANNING PROJECT. SHE STATED THAT THEY ARE TRYING TO UPDATE THE LAND USE PLAN THAT WAS WRITTEN IN THE 1990'S. IT IS IMPORTANT THAT LAND USE AND ZONING CHANGES ARE DONE AT THE SAME TIME BECAUSE THEY ARE RELATED AND WORK TOGETHER. A PLANNER IS USUALLY INVOLVED IN BOTH UPDATES. SHE HAS SPOKEN TO 2 PLANNERS. THERE IS A 3RD PLANNER THAT SHE HAD NOT YET CONNECTED WITH. THE COST TO UPDATE JUST THE CODE COULD BE BETWEEN \$50,000 AND \$200,000. LAND USE PLANNING (WITH PUBLIC INVOLVEMENT) COULD COST \$10,000 IF THE PLANNERS ONLY PARTICIPATE. IF THEY ARE REALLY INVOLVED, IT COULD COST \$50,000. ONE PARTICULAR PLANNER EXPLAINED THAT SHE STARTS WITH A DIAGNOSTIC SUMMARY, WHICH IS A 5-15 PAGE DOCUMENT THAT IDENTIFIES ISSUES WITH THE CODE, MAKES RECOMMENDATIONS, AND THEN PROVIDES RECOMMENDATIONS. GENERALLY, THE PROCESS FOR THE UPDATE BREAKS THE CODE DOWN INTO SMALLER SECTIONS AND THEN THE PLANNER WORKS WITH THE ZONING COMMISSION ON ONE SECTION AT A TIME. MOST OF THE WORK COULD BE DONE IN A YEAR. THE DIAGNOSTIC DOCUMENT COULD BE DONE IN A RELATIVELY SHORT TIME. FOR BUDGETING PURPOSES, WORK IS BILLED BY THE HOUR AT A BLENDED RATE OF \$110/HOUR. TAYLOR CORBETT IS LESS BUT WOULD TAKE LONGER TO COMPLETE THE REVIEW BECAUSE HE DOES NOT HAVE A STAFF. ARPA FUNDS COULD BE USED FOR THIS INSTEAD OF ROAD IMPROVEMENTS. TRUSTEE WILSON ASKED IF THE TRUSTEES COULD DECIDE OR SHOULD THE DECISION BE MADE BY THE ZONING COMMISSION. TRUSTEE STEIMLE REPLIED THAT IT IS THE ZONING COMMISSION'S DUTY TO HIRE THE CONSULTANT BUT THAT THE TRUSTEES MUST AUTHORIZE THE FUNDING. SHE STATED THAT SHE WOULD SPEAK TO BETTY ARMACOST, THE CHAIRPERSON OF THE ZONING COMMISSION, TO UPDATE HER AS TO THE PROGRESS MADE TO DATE AND TO ASK THE ZONING COMMISSION TO CONSIDER HIRING THE PLANNER.

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WITH REGARD TO THE CITIZENS' ADVISORY COMMITTEE, TRUSTEE STEIMLE HAS HAD SEVERAL CALLS ABOUT THE AUTHORITY TO CREATE A CITIZENS' ADVISORY COMMITTEE. THE ANSWERS SHE HAS RECEIVED HAS INDICATED THAT THE ZONING COMMISSION NEEDS TO WORK WITH THE PLANNER. RESIDENTS COULD THEN ATTEND OPEN MEETINGS. HOWEVER, COUNSEL HAS INDICATED THERE IS NO AUTHORITY FOR THE ZONING COMMISSION OR THE TRUSTEES TO CREATE A CITIZENS ADVISORY COMMITTEE.

THE ARPA FUNDS MUST BE COMMITTED BY THE END OF THE YEAR. THE ZONING COMMISSION NEEDS TO DECIDE IN THE NEXT WEEK OR TWO. TRUSTEE WILSON AND TRUSTEE STEIMLE WILL CONTACT BETTY ARMACOST TOMORROW.

SHELBY BAIRD ASKED IF THEY ARE USING THE CURRENT CODE. TRUSTEE STEIMLE EXPLAINED THAT THE PLANNER WOULD ANALYZE THE CURRENT CODE AND THEN PROVIDES ESTIMATES AS TO WHAT IT WOULD TAKE TO UPDATE THE CODE.

SABRINA WAS ASKED IF THERE WERE ANY GRANTS THAT COULD BE USED TO UPDATE THE ZONING CODE. SHE RECOMMENDED THEY CONTACT CLERMONT COUNTY.

DEPENDING ON THE COST, THE PROJECT COULD BE DONE IN STAGES. BUT FIRST, THE BOARD NEEDS TO UNDERSTAND THE FULL COST SO THEY CAN DECIDE HOW BEST TO ALLOCATE THE ARPA FUNDS. TRUSTEE STEIMLE WILL TALK TO LEGAL COUNSEL REGARDING THE LANGUAGE AND STRATEGY REGARDING USE OF THE ARPA FUNDS. ANY LEFTOVER AMOUNT WOULD BE USED FOR ROADS. TRUSTEE STEIMLE ASKED WHETHER, IF THE COST TO UPDATE THE ZONING CODE EXCEEDS THE AMOUNT IN THE ARPA FUNDS, THERE ARE OTHER FUNDS AVAILABLE ELSEWHERE. THE ANSWER IS NO, THE GENERAL FUND DOES NOT HAVE EXCESS FUNDS TO USE FOR THIS PROJECT.

NEXT, THE ZONING FEES PROJECT WAS DISCUSSED. SHELBY BAIRD PRESENTED THE TRUSTEES WITH PROPOSED ZONING FEES. HE ALSO PRESENTED THEM WITH QUOTES FOR A NEW PRINTER/SCANNER. HE RECOMMENDED THE TRUSTEES TO APPROVE THE PURCHASE OF AN ECO ET 16650 WIDEFORMAT ALL-IN-ONE PRINTER AT A COST OF \$899.90. MOTION BY TRUSTEE WILSON TO APPROVE THE PURCHASE., 2ND BY TRUSTEE DURBIN. ROLL CALL: TRUSTEE STEIMLE, YES, TRUSTEE WILSON, YES, TRUSTEE DURBIN, YES.

TRUSTEE STEIMLE AND SHELBY BAIRD HAVE REVIEWED THE FEES, ETC. AND PRODUCED A MODIFIED LIST. THERE WERE 2 MAIN CHANGES. 1.) THEY REMOVED ANYTHING REGARDING AGRICULTURE, PER O.R.C. 519.21. THE ORC PROVIDES CERTAIN EXEMPTIONS FOR AGRICULTURAL BUILDINGS. IF THE BUILDING USE IS FOR AGRICULTURE USE THAT EXEMPTS THE BUILDING, MEANING NO ZONING CERTIFICATE IS REQUIRED. HOWEVER, THE COUNTY REQUIRES A FORM FROM THE TOWNSHIP ZONING DEPARTMENT VERIFYING THAT IT IS FOR AGRICULTURAL USE. THIS REQUIRES TIME TO REVIEW AND ADMINISTER, AND SO HE IS GOING TO EXPLORE WHETHER THE TOWNSHIP CAN CHARGE AN ADMINISTRATIVE FEE FOR THESE TYPES OF ISSUES. HE WILL CHECK WITH LEGAL COUNSEL. 2) THE ADMINISTRATIVE FEE COST AND THE PRICE PER SQUARE FOOTAGE IS INCREASED BY DISTRICT/USE TYPE. RESIDENTIAL IS

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THE LOWEST AND INDUSTRIAL IS THE HIGHEST. SHELBY IS PROPOSING A GRADUATED FEE BASED ON BUILDING SIZE BECAUSE IT REQUIRES MORE TIME AND ADMINISTRATIVE OVERSIGHT. THE ISSUE OF IMPLEMENTING A 'CAP' ON TOTAL FEE CHARGE WAS DISCUSSED. TRUSTEE STEIMLE ASKED IF OTHER TOWNSHIPS HAVE CAPS ON FEES. SHE ASKED IF THE FEE COULD BE CHARGED BY BAND, AS AN INDIRECT WAY TO CAP FEES. FEES WERE COMPARED WITH MONROE, BATAVIA, AND GOSHEN TOWNSHIPS ON A SINGLE-FAMILY HOME. MONROE: \$150, BATAVIA: \$400, GOSHEN, \$750, TATE: \$200. AFTER EXPLORING DIFFERENT HYPOTHETICALS, IT WAS DECIDED THAT A CAP DID NOT APPEAR NECESSARY. TRUSTEE DURBIN STATED THAT HE FELT THE PROPOSED FEE IS VERY FAIR. THE OTHER TRUSTEES AGREED.

IF AN ITEM IS NOT ON THE CURRENT FEE LIST A FEE CAN'T BE CHARGED. THE PROPOSED INCREASE IN FEES IS TO COVER COST, NOT TO MAKE A PROFIT.

THE TRUSTEES DECIDED TO ACCEPT THE PROPOSED FEE SCHEDULE AND REVISIT THE FEE SCHEDULE AT THE END OF THE 1ST QUARTER. TRUSTEE STEIMLE ASKED SHELBY TO LET THEM KNOW IF THE NEW FEE STRUCTURE CREATES TOO MUCH WORK. MOTION BY TRUSTEE WILSON TO ACCEPT THE PROPOSED FEE SCHEDULE, 2ND BY TRUSTEE DURBIN. ROLL CALL: TRUSTEE STEIMLE, YES, TRUSTEE WILSON, YES, TRUSTEE DURBIN, YES.

FIRE CHIEF:

THE TRUSTEES WERE UPDATED ON THE CLAIM FOR THE OVERHEAD DOOR. HE MET WITH THE INSURANCE ADJUSTER AND IS WAITING FOR A FOLLOW-UP.

FIRE CHIEF RECOMMENDED THAT THE BETHEL-TATE FIRE DEPARTMENT AND TATE TOWNSHIP ENTER INTO AN AGREEMENT WITH OHIO FIRST RESPONDER GRANTS, LLC TO MANAGE ALL REPORTS AND REQUESTING OF FUNDS FOR THE FY2023 AFG RADIO GRANT (AWARD #EMW-2023 FG-01981) AT A COST OF \$150/HOUR. MOTION BY TRUSTEE WILSON TO APPROVE THE AGREEMENT, 2ND BY TRUSTEE DURBIN. ROLL CALL: TRUSTEE STEIMLE, YES, TRUSTEE WILSON, YES, TRUSTEE DURBIN, YES.

FIRE CHIEF RECOMMENDED TIMOTHY FOSTER BE PLACED ON THE DEPARTMENT AS A PART TIME FF/EMT PENDING HIS PHYSICAL FOR A 1-YEAR PROBATIONARY PERIOD. MOTION BY TRUSTEE WILSON TO PLACE TIMOTHY FOSTER ON THE DEPARTMENT, 2ND BY TRUSTEE DURBIN. ROLL CALL: TRUSTEE STEIMLE, YES, TRUSTEE WILSON, YES, TRUSTEE DURBIN, YES.

FIRE CHIEF RECOMMENDED JUSTIN ROWLAND BE PLACED ON THE DEPARTMENT AS A PART TIME FF/EMT PENDING HIS PHYSICAL FOR A 1-YEAR PROBATIONARY PERIOD. MOTION BY TRUSTEE WILSON TO PLACE TIMOTHY FOSTER ON THE DEPARTMENT, 2ND BY TRUSTEE DURBIN. ROLL CALL: TRUSTEE STEIMLE, YES, TRUSTEE WILSON, YES, TRUSTEE DURBIN, YES.

THERE WILL BE A SPECIAL MEETING ON DECEMBER 3, 2024 AT 6:00 PM TO DISCUSS THE USE OF THE ARPA FUNDS.

MOTION BY DURBIN TO ADJOURN, 2ND BY STEIMLE.

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