

MINUTES OF REGULAR TRUSTEE MEETING HELD MARCH 25, 2025

THE BOARD OF TRUSTEES OF TATE TOWNSHIP MET IN SPECIAL 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 JOHN WILSON.

MR. WILSON INTRODUCED THE BOARD.

MR. WILSON READ THE PUBLIC PARTICIPATION RULES AND ASKED ANYONE THAT WISHED TO SPEAK TO SIGN IN. THERE WILL BE A LIMIT OF 5 MINUTES PER PERSON WITH A LIMIT OF 1 HOUR. ALL COMMENTS ARE TO BE ADDRESSED TO THE CHAIRMAN OF THE BOARD.

MOTION BY MS. STEIMLE TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD ON MARCH 11, 2025. 2ND BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

THE TRUSTEES DISCUSSED THE CBDG GRANT FOR A NEW MAINTENANCE BUILDING. MS. STEIMLE COMMENTED THAT THIS IS THE SAME GRANT AS THE PATTERSON ROAD GRANT. SHE STATED THAT SHE WOULD BE HAPPY TO REPRESENT TATE TOWNSHIP IN THE APPLICATION PROCESS. THE TRUSTEES AGREED FOR HER TO BE THE REPRESENTATIVE. MR. WILSON EXPLAINED THE NEED FOR A NEW BUILDING. THIS IS AN OPPORTUNITY TO GET ONE. THE ESTIMATED COST OF A 60x160 FOOT BUILDING IS APPROXIMATELY \$900,000. THE HIGHER THE MATCH, THE MORE POINTS ARE SCORED TOWARD BEING AWARDED THE GRANT. MR. WILSON RECOMMENDED THAT THE TOWNSHIP PLEDGE \$100,000 TOWARD THE MATCH. MS. STEIMLE ASKED FOR MORE TIME TO STUDY THE BUDGET BEFORE MAKING THE DECISION. THE TOPIC WAS TABLED UNTIL THE NEXT MEETING. MR. WILSON EXPLAINED THAT A NEW BUILDING WOULD ACCOMMODATE FIRE DEPARTMENT EQUIPMENT AND PROVIDE A PLACE TO DO REPAIRS. A RETAINING WALL WAS BUILT SEVERAL YEARS AGO WITH THE INTENTION OF IT BEING USED AS PART OF THE NEW BUILDING.

THE TRUSTEES DISCUSSED POSTING FINANCIAL REPORTS ON THE TOWNSHIP WEBSITE. MS. STEIMLE STATED THAT IT MAKES SENSE TO MAKE IT UNDERSTANDABLE. SHE STATED THAT SHE IS STILL WORKING ON THE WEBSITE WITH GRANT CAREER CENTER. MR. WILSON STATED THAT HE PREFERRED TO OMIT PAYROLL INFORMATION. THE TOPIC WAS TABLED UNTIL THE NEXT MEETING.

MR. WILSON INFORMED EVERYONE THAT HE HAD RECEIVED A PHONE CALL FROM SHELBY BAIRD INFORMING HIM THAT HE HAD BEEN CONTACTED BY SCOTT FROM CLERMONT COUNTY WANTING TO DISCUSS TAX ABATEMENT. MR. WILSON ASKED HIM AND MR. GIBBS TO ATTEND THE MARCH 11TH MEETING. HE WANTED THE PUBLIC TO HEAR THE PRESENTATION. THE TRUSTEES WANTED TO RESEARCH THE TOPIC. MS. STEIMLE STATED THAT THE TRUSTEES HAVE BEEN INFORMED THAT MR. GIBBS IS NOT PURSUING IT. THERE IS NO SENSE DISCUSSING IT IF NOT ON THE TABLE. MR. WILSON STATED THAT HE WANTED THE CITIZENS TO BE INFORMED ABOUT IT.

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MR. WILSON COMMENTED THAT THE HEARING FOR 1794SB IS BEING CONTINUED. THE TRUSTEES HAD RECEIVED THE DETAILED SITE PLAN THAT THEY HAD REQUESTED. MR. WILSON SET A DATE FOR THE CONTINUATION OF THE PUBLIC HEARING FOR APRIL 17 AT 7:00 PM. CARL HARTMAN WAS IN ATTENDANCE TO ANSWER ANY QUESTIONS REGARDING THE SITE PLAN. MR. WILSON STATED THAT A DECISION WILL BE MADE AT THE HEARING. MR. PATTISON, THE ATTORNEY FOR MR. GIBBS, ASKED IF THE TRUSTEES HAD ANY QUESTIONS ABOUT THE SITE PLAN. UTILITIES, DRAINAGE, FENCING AND A BUFFER HAVE BEEN ADDED.

PUBLIC PARTICIPATION:

RAY MONGOMERY ASKED IF THE TAX ABATEMENT WAS OFF THE TABLE. THE RESPONSE WAS YES. HE STATED THAT BUSINESSES BRING REVENUE. BUSINESSES WILL GO DOWN THE ROAD WITHOUT AN INCENTIVE. HE IS IN SUPPORT OF THE ZONE CHANGE. JOBS ARE GUARANTEED FOR 10 YEARS. MR. WILSON STATED THAT THIS IS NOT A ZONING HEARING AND NO COMMENTS SHOULD BE MADE REGARDING IT.

AMY HUTCHINSON STATED THAT SHE IS GLAD THAT THERE WILL BE NO TAX ABATEMENT. SHE DOESN'T SEE THE BENEFIT. SHE COMMENTED ON THE HOME OCCUPANCY DOCUMENTS CREATED BY ROB WILLIAMS. SHE DOESN'T FEEL THE APPLICATION SHOULD HAVE BEEN TAKEN.

STEPHANY YOUNG FEELS GROWTH IS FINE IF IT TAKES INTO CONSIDERATION THAT THE MEDIAN INCOME IS \$42961. SHE BELIEVES THEY SHOULD MAKE SURE TO THINK ABOUT PEOPLE ON A FIXED INCOME. SIGNIFICANT GROWTH WILL CAUSE AN INCREASE IN THE COST OF PROPERTY AND THE COST OF LIVING.

JOHN HOWISON OPPOSES TAX CUTS OR ABATEMENTS. IT DECREASES THE TAX PAYMENTS TO SCHOOLS. IN 2025 HB 96 CUTS FUNDING TO SCHOOLS. THE LOCAL SCHOOL IS FACING A DEFICIT OF \$1.26 MILLION. TRANSPORTATION WILL BE CUT FOR ALL EXCEPT THE YOUNGEST STUDENTS. MOST ROADS DO NOT HAVE SIDEWALKS. PEOPLE WANT GOOD SCHOOLS. THE KIDS ARE THE ONES THAT WILL BE HURT BY THIS.

SANDY HOWISON STATED THAT THE TAX ABATEMENT LINES THE POCKETS OF BUSINESS OWNERS. AN ABATEMENT FOR UP TO 10 YEARS MEANS SCHOOLS WILL RECEIVE .40 ON THE DOLLAR. SHE FEELS THAT IT STEALS FROM OTHERS THAT PAY PROPERTY TAXES. TAX ABATEMENTS WILL HURT EVERYONE BY HAMSTRINGING THE FIRE DEPARTMENT AND SCHOOLS. A COMMUNITY WITHOUT GOOD SCHOOLS IS A DYING COMMUNITY. SHE FEELS A TAX ABATEMENT SETS A BAD PRECEDENT. ONCE IT BEGINS IT WILL SNOWBALL. REVENUE WILL TAKE A TREMENDOUS HIT. SHE ASKED FOR THE TRUSTEES TO SUSPEND MAKING A DECISION UNTIL THE LAND USE PLAN IS FINALIZED.

LYNN BUEDE ASKED ABOUT AN UPDATE ON MICROPHONES. SHE ASKED FOR CLARIFICATION ON THE MAINTENANCE BUILDING. IS THE OLD BUILDING GOING TO BE DEMOED? MR. WILSON RESPONDED THAT THE PLAN IS TO TEAR DOWN THE CURRENT BUILDING. IT IS NOT BENEFICIAL TO USE THE NEW LAND FOR A NEW BUILDING BECAUSE THE SEWER GOES THROUGH IT.

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TYLER GIBBS STATED THAT HE HAS MOVED 2 MORE FAMILIES INTO THE COMMUNITY GENERATING TAX REVENUE OF \$18,000. HE HAS BROKEN GROUND FOR 3 DUPLEXES. HE STATED THAT CAUV IS A FORM A TAX ABATEMENT THAT MANY PROPERTY OWNERS USE. HE COMMENTED THAT THERE WERE 6 PEOPLE IN ATTENDANCE THAT USE IT. HE ALSO GETS IT. HE BELIEVES THAT IT IS THE MOST ABUSED ABATEMENT BUT HE FEELS THAT IF IT IS USED RIGHT IT COULD BE GREAT.

SARAH DURISSEAU STATED THAT PEOPLE DO NOT GET TAX ABATEMENTS. TAX ABATEMENTS HURT SCHOOLS. IT WILL DECREASE REVENUE AND DECREASE PROPERTY VALUES.

KATHY NEWMAN HAD QUESTIONS ABOUT THE NEW SITE PLANS. SHE WAS INFORMED THAT THE SITE PLAN WOULD BE AVAILABLE TO REVIEW PRIOR TO THE ZONING HEARING. SHE ASKED ABOUT TAX REVENUE FOR NEW BUILDS. WHO PAYS THE TAX, NEW PROPERTY OWNERS? SHE THINKS THE CAUV ABATEMENT IS 60%. SHE ASKED ABOUT THE SURVEY QUESTIONS. MS. STEIMLE INFORMED HER THAT THERE WILL BE A PUBLE MEETING FOR THE PUBLIC TO ATTEND AND ENGAGE IN A CONVERSATION. SHE STATED THAT SHE BELIEVED THE TRUSTEES ARE DONG A GREAT JOB.

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