

MINUTES OF REGULAR TRUSTEE MEETING HELD MAY 27, 2025

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 JOHN WILSON.

MR. WILSON ANNOUNCED THAT ANYONE WISHING TO SPEAK SHOULD SIGN IN. 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.

NO NEW BUSINESS PUBLIC PARTICIPATION

PROJECTS:

FIRE CHIEF COOPER INFORMED THE TRUSTEES THAT A RESIGNATION LETTER FROM LUCAS RUEB WAS RECEIVED WITH AN EFFECTIVE DATE OF MAY 25, 2025. MOTION BY MR. WILSON TO ACCEPT THE RESIGNATION OF LUCAS RUEB EFFECTIVE MAY 25, 2025. 2ND BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

FIRE CHIEF COOPER ASKED THE TRUSTEES TO APPROVE THE POSTING OF THE OPEN POSITION. MOTION BY MR. WILSON TO APPROVE THE POSTING, 2ND BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

FIRE CHIEF ASKED THE TRUSTEES TO APPROVE THE INSTALLATION OF 2 FIRE HYDRANTS AT A COST OF \$7800 PER HYDRANT. THEY WILL BE LOCATED AT THE INTERSECTIONS OF ANTIOCH AND HOOVER ROAD AND JONES FLOWER AND HOOVER ROAD. MR. DURBIN ASKED IF FLUSH HYDRANTS COULD BE CONVERTED TO FIRE HYDRANTS. IT DEPENDS ON SEVERAL FACTORS. MR. WILSON ASKED HOW MANY MORE HYDRANTS THE FIRE DEPARTMENT WOULD LIKE TO INSTALL. THE RESPONSE WAS SIXTY. MOTION BY MR. WILSON TO APPROVE THE INSTALLATION OF THE 2 FIRE HYDRANTS, 2ND BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MS. STEIMLE INTRODUCED THE JUNIOR CLASS FROM GRANT CAREER CENTER THAT HAD BEEN WORKING ON THE TOWNSHIP WEBSITE ALONG WITH THEIR INSTRUCTOR, BRANDON HOEPPNER. THEY PLAN TO RESUME THEIR WORK THIS FALL, AS CERTAIN PLATFORM LIMITATIONS PROHIBITED SIGNIFICANT UPDATES TO THE WEBSITE. MS. STEIMLE STATED, DESPITE THAT, THE WORK DONE BY THE STUDENTS CREATED A VERSION THAT IS MORE USER-FRIENDLY ON MOBILE PHONES. SHE SUGGESTED THAT WE NEED TO INVESTIGATE THE COST OF POTENTIALLY UPGRADING TO A DIFFERENT PLATFORM BEFORE THE ADDITIONAL UPDATING OCCURS.

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MS. STEIMLE UPDATED THAT TRUSTEES ON THE ZONING CODE. THE CONSULTANT GAVE HER THE 1ST DRAFT TO LOOK AT. SHE AND MR. BAIRD WILL MAKE SUGGESTIONS TO THE CONSULTANT. ALL THREE BOARDS WILL BE ATTENDING A WORK SESSION TO REVIEW THE CODE. IT WILL BE A PUBLIC MEETING FOR THE PUBLIC TO OFFER SUGGESTIONS. THEY PLAN TO HAVE A MEETING TO WORK ON A SECTION AT A TIME, WITH ALL THREE BOARDS AND PUBLIC INVITED.

THE NEXT PUBLIC ENGAGEMENT WILL BE COMBINED WITH THE EMPOWER YOUTH EVENT IN JUNE AS SUGGESTED BY A MEMBER OF THE ZONING COMMISSION.

MS. STEIMLE STATED THAT IN THE DISCUSSION ABOUT THE ZONING CODE IT WAS FOUND THAT NOWHERE IN THE ZONING CODE IS THERE A PROVISION FOR A PROFESSIONAL OFFICE BUILDING. THERE IS A SECTION IN THE PUD SECTION THAT MENTIONS IT AS BEING IN A C-1 BUT IT IS NOT IN THE SECTION FOR C-1. LEGAL COUNSEL SUGGESTED THAT THE TRUSTEES SHOULD PASS A RESOLUTION TO INITIATE A TEXT AMENDMENT TO PERMIT PROFESSIONAL OFFICE BUILDINGS FOR PROFESSIONAL SERVICES IN C-1 AND THEN SEND THE RESOLUTION TO THE ZONING COMMISSION AND THEN TO THE CLERMONT COUNTY PLANNING COMMISSION. AFTER THEIR RECOMMENDATION IT WILL GO BACK TO THE ZONING COMMISSION FOR THEIR ACTION. MS. STEIMLE ALSO PROPOSED THAT THE TRUSTEES SIGN AN ENGAGEMENT LETTER FOR THE BOARD TO CONSULT WITH DINSMORE AND SHOHL LLP UP TO A CERTAIN STATED AMOUNT. THIS WOULD BE JUST FOR THE LAND USE/ECONOMIC DEVELOPMENT ISSUES. MS. STEIMLE WILL WORK WITH COUNSEL ON THE RESOLUTION TO RETAIN THE FIRM AND WILL PRESENT IT AT THE NEXT MEETING. THIS WOULD GIVE AN EXTRA LAYER OF EXPERTISE. IT DOES NOT COST ANYTHING UNLESS THEY ARE ASKED FOR ADVICE. MOTION BY MR. WILSON TO AUTHORIZE THE INITIATION OF TEXT AMENDMENTS TO THE TATE TOWNSHIP ZONING RESOLUTION TO ADD A DEFINITION OF "OFFICE USE-A NONRESIDENTIAL USE CLASSIFICATION COMPRISED OF A ROOM OR GROUP OF ROOMS USED FOR CONDUCTING THE AFFAIRS OF A BUSINESS, PROFESSION, SERVICE INDUSTRY, OR GOVERNMENT. AN OFFICE USE EXCLUDES THE RETAIL SALE OF MERCHANDISE OR PERSONAL SERVICES." TO ARTICLE III, DEFINITIONS AND TO ADD "OFFICE USE" AS A PERMITTED USE IN ARTICLE VI, SECTION 5, "C-1" DISTRICT. MS. STEIMLE SECONDED THE MOTION. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MS. STEIMLE UPDATED THE TRUSTEES ON THE ROAD REPAIR BY THE SOLAR COMPANY. THE WORK HAS BEEN APPROVED. ED STANLEY AGREED WITH THE QUOTE FROM ROBERTS PAVING. SHE ASKED THE TRUSTEES TO PASS AN AMENDMENT TO THE ROAD USE AGREEMENT. THE PROJECT NEEDS TO GET ON ROBERTS SCHEDULE. SHE WILL HAVE A RESOLUTION AT THE NEXT MEETING DEPENDING ON THE COMMISSIONERS' TIMELINE. 4 CULVERTS HAVE BEEN REPLACED BY THE TOWNSHIP IN PREPARATION FOR THIS PAVING.

MR. DURBIN COMMENTED THAT EVERY LEVY ON THE BALLOT IN MAY FAILED. MR. WILSON STATED THAT IT WILL COST THE TOWNSHIP \$8000 TO PUT THE LEVY ON THE BALLOT BUT THE COST COULD BE REDUCED IF OTHER ISSUES WERE ALSO ON THE BALLOT. THE TOWNSHIP NEEDS VOLUNTEERS AND DONATIONS FOR THE SIGNS. MR. WILSON EXPLAINED

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THAT NEITHER THE TRUSTEES NOR THE SHERIFF'S OFFICE CAN CAMPAIGN FOR THE LEVY. THE MAY ELECTION MAY COST LESS. BY THAT TIME THE ECONOMY MAY BE BETTER. THERE IS USUALLY 30% LESS OF A TURN OUT IN MAY. JODI WILSON COMMENTED THAT SHE KNOWS OF 3 DIFFERENT LEVIES THAT WILL BE ON THE NOVEMBER BALLOT.

JUDY COOPER ASKED IF THERE WERE ANY GRANTS THAT MIGHT PAY FOR A SHERIFF. OFFICER PIKE RESPONDED THAT CAPTAIN PHILHOWER WOULD BE THE PERSON TO ASK. MR. WILSON STATED THAT HE WOULD CONTACT HIM. OFFICER PIKE WAS ASKED IF THERE IS A REPORT OF ACTIVITY REGARDING WITH A DEDICATED OFFICER AND WITHOUT. HE STATED THAT IT COMES DOWN TO FAMILIARITY WITH PARTIES AND THE RESPONSE TIME. MS. STEIMLE SUGGESTED PUTTING A SURVEY ON THE WEBSITE FOR PUBLIC FEEDBACK. FIRE CHIEF CHRIS COOPER SUGGESTED LOOKING AT THE VOTING DISTRICTS AND SEEING WHICH PRECINCTS ARE THE WEAKEST.

PUBLIC PARTICIPATION-OLD BUSINESS

JODI WILSON INFORMED THE BOARD THAT THE MINUTES THAT WERE APPROVED AT THE LAST MEETING WERE NOT POSTED ON THE WEBSITE.

MOTION BY MR. DURBIN TO ADJOURN. 2ND BY MR. WILSON. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.