

MINUTES OF REGULAR TRUSTEE MEETING HELD AUGUST 12, 2025

THE BOARD OF TRUSTEES 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.

MR. WILSON INTRODUCED THE BOARD.

MOTION BY MS. STEIMLE TO ACCEPT THE MINUTES OF THE REGULAR MEETING HELD ON JULY 22, 2025. 2ND BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MOTION BY MS. STEIMLE TO ACCEPT THE MINUTES OF THE SPECIAL MEETING HELD ON AUGUST 5, 2025. 2ND BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MOTION BY MS. STEIMLE TO APPROVE THE JULY, 2025 BILLS. 2ND BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MOTION BY MS. STEIMLE TO APPROVE THE JULY, 2025 PAYROLL, EFT'S AND WITHHOLDING VOUCHERS. 2ND BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

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.

NEW PUBLIC PARTICIPATION-

JOHN CUNNINGHAM INTRODUCED HIMSELF. HE IS INTERESTED IN APPLYING FOR A POSITION WITH THE MAINTENANCE DEPARTMENT IN THE FUTURE. HIS FOCUS IS ON MECHANICS. HE IS CURRENTLY A SENIOR AT SOUTHERN HILLS VOCATIONAL SCHOOL. ED STANLEY WILL SEND HIM AN APPLICATION.

MR. WILSON CLOSED THE NEW PUBLIC PARTICIPATION.

CHIEF COOPER SWORE IN MICHAEL WELCH AS A NEW FULL-TIME FIREFIGHTER/PARAMEDIC.

FIRE

CHIEF COOPER PRESENTED THE REPORT FOR JULY, 2025. THERE WERE 192 RUNS (63 FIRE/129 EMS).

MINUTES OF REGULAR TRUSTEE MEETING HELD AUGUST 12, 2025

THE 2021 AMBULANCE WAS SENT BACK TO KERRY FORD. THEY UPDATED THE SOFTWARE. WHILE IT WAS THERE, THEY HAD THE OIL CHANGED. THEY USED A COUPON MAKING THE COST LESS THAN WHAT THE FIRE DEPARTMENT COULD DO THEMSELVES.

THE BAY DOOR WILL BE INSTALLED ON MONDAY, AUGUST 18.

THE ACCOUNT HAS BEEN APPROVED FOR THE FUEL CARDS. THE CARDS WILL BE PROCESSED AND MAILED OUT. MS. STEIMLE ASKED WHAT THE FIRE DEPARTMENT HAD BEEN DOING ABOUT GASOLINE PURCHASES IN THE INTERIM. CHIEF COOPER REPLIED THAT THEY HAD BEEN USING THE TOWNSHIP CREDIT CARD AT SPEEDWAY.

THE OUTDOOR WARNING SIRENS MALFUNCTIONED DURING THE MONTHLY TESTING. THEY WILL BE RETESTED ON AUGUST 20TH BETWEEN 12:00PM AND 12:30 PM. THE DEPARTMENT WILL HAVE UNITS STATIONED AT EACH SITE DURING THE TESTING.

SURGERY HAS FINALLY BEEN APPROVED BY THE BUREAU OF WORKERS' COMPENSATION FOR FF/EMT HOWARD O'NEIL. HE WILL BE OFF ANOTHER 8 WEEKS AFTER SURGERY.

THREE BATTERIES WERE NOT CHARGING ON THE EXTRACTION EQUIPMENT. THE TECH IS TRYING TO GET THE COMPANY TO GIVE THE DEPARTMENT A "GOOD FAITH" WARRANTY SINCE THE EQUIPMENT IS JUST OUTSIDE OF THE 3-YEAR WARRANTY WINDOW. IF THEY WILL NOT, THE COST TO REPLACE EACH BATTERY IS BETWEEN \$800 AND \$900.

CHIEF COOPER INFORMED THE TRUSTEES THAT HE NEEDS TO ADD A COUPLE OF DEVICES TO OUR VERIZON PLAN. ONE IS A 3RD MIFI HOTSPOT DEVICE FOR THE AMBULANCE AT A COST OF \$39.99/MONTH. THIS DEVICE GIVES THE AMBULANCE INTERNET CAPABILITY FOR THE TABLETS FOR THE EMS REPORTS AND FOR HEART MONITORS TO SEND EKGS. THE SECOND ITEM WOULD BE TO ADD AN IPAD WITH CELLULAR DATA TO THE FRONTLINE ENGINE TO BE ABLE TO ACCESS THE INTERNET FOR EMS REPORTS AT SCENES AND TO BE ABLE TO DO FIRE INSPECTIONS IN THE FIELD. THE COST OF THE TABLET WOULD BE \$20/MONTH FOR DATA USAGE AND A ONE-TIME COST OF \$199.99 FOR THE TABLET. MR. WILSON MADE A MOTION TO APPROVE THE PURCHASE OF 1 IPAD AT THE ONE-TIME COST OF \$199.99 PLUS THE \$20/MONTH DATA PLAN AND ADDING ONE ADDITIONAL MIFI DEVICE TO OUR AMBULANCE FLEET AT THE COST OF \$39.99/MONTH WITH VERIZON ON THE CURRENT ACCOUNT. 2ND BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

CHIEF COOPER ASKED THE TRUSTEES TO APPROVE SENDING FF/PARAMEDIC MICHAEL WELCH TO FIRE INSPECTOR SCHOOL THROUGH BROWN & CLERMONT CAREET CAMPUS STARTING 10/20/2025 AT THE COST OF \$925. LAST YEAR THE CLASS HAD A REIMBURSABLE AMOUNT THROUGH THE STATE OF OHIO FIRE MARSHAL'S OFFICE MR. WILSON MADE A MOTION TO APPROVE SENDING MICHAEL WELCH TO FIRE INSPECTOR SCHOOL AT A COST OF \$925. 2ND BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MINUTES OF REGULAR TRUSTEE MEETING HELD AUGUST 12, 2025

CHIEF COOPER INFORMED THE TRUSTEES THAT THE DEPARTMENT JUST COMPLETED A HIRING PROCESS FOR OUR SAFER GRANT AND CURRENTLY HAS A LIST FROM THAT PROCESS FOR CANDIDATES TO FILL THE OPENING MADE BY THE RETIREMENT OF LT. DAVE TAYLOR AT THE END OF SEPTEMBER. HE RECOMMENDED THAT ONE OF THE SAFER GRANT PERSONNEL BE MOVED TO FULL-TIME TO FILL THAT SPOT AND THEN FILL THE SAFER POSITION WITH THE NUMBER TWO PERSON FROM THE LIST. IT DOES NOT MAKE SENSE TO HAVE ANOTHER PROCESS. HE ASKED THAT FF/EMT PATRICK SALVATORE BE MOVED FROM THE SAFER GRANT POSITION AND PLACED IN THE OPEN FULL-TIME POSITION AND MUST OBTAIN HIS PARAMEDIC CERTIFICATION WITHIN 1-YEAR FROM APPOINTMENT EFFECTIVE OCTOBER 1, 2025. HE ALSO ASKED THAT FF/EMT MALLORY SMITH BE MOVED FROM PART-TIME TO FULL-TIME STATUS UNDER THE SAFER GRANT GUIDELINES TO FILL THE OPEN SAFER GRANT POSITION EFFECTIVE OCTOBER 1, 2025 PENDING AN APPROVED OHIO POLICE AND FIRE PHYSICAL. MR. WILSON MADE A MOTION TO MOVE PATRICK SALVATORE TO FULL-TIME AND MUST OBTAIN HIS PARAMEDIC CERTIFICATION WITHIN 1-YEAR FROM APPOINTMENT EFFECTIVE OCTOBER 1, 2025. 2ND BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES. MR. WILSON MADE A MOTION TO MOVE MALLORY SMITH FROM PART-TIME TO FULL-TIME STATUS UNDER THE SAFER GRANT GUIDELINES TO FILL THE OPEN SAFER GRANT POSITION EFFECTIVE OCTOBER 1, 2025 PENDING AN APPROVED OHIO POLICE AND FIRE PHYSICAL. 2ND BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

ROAD/CEMETERY

JULY CEMETERY REPORT WAS PRESENTED. THERE WERE 12 BURIALS, 7 FOUNDATION ORDERS TAKEN AND 10 GRAVES SOLD.

ED STANLEY INFORMED THE TRUSTEES THAT THE SHELTER HOUSE FLOOR HAD BEEN POURED. INTEGRITY CONCRETE DID AN EXCELLENT JOB. NOW HE IS WAITING FOR THE BLACKTOPPING TO BE DONE.

ED STATED THAT HE HAS 24 FOUNDATIONS TO POUR. HE IS STILL INJECTING LIME AROUND THE HEADSTONES TO COMBAT THE CRAWDADS.

ED STANLEY REPORTED THAT THE ROAD DEPARTMENT INSTALLED EIGHTY FEET OF CULVERTS IN 2 SEPARATE LOCATIONS.

TREE TRIMMING SHOULD BE COMPLETED BEFORE SCHOOL BEGINS, THEN ROAD SIDE MOWING WILL BEGIN. THIS WILL BE THE THIRD MOWING THIS YEAR.

THE ROAD DEPARTMENT TRIMMED THE INTERSECTION OF STARLING ROAD FOR THE VILLAGE. THE VILLAGE THEN REPAIRED THE LIGHT IN THE CEMETERY PER TRUSTEE DURBIN'S REQUEST.

THE TRUSTEES WERE PRESENTED WITH THE CLEAN-UP DAYS REPORT. 78.23 TONS WAS COLLECTED AND 143 TIRES WERE TAKEN IN. ED THANKED THE TRUSTEES, ARBY'S, CLERMONT COUNTY MUNICIPAL COURT AND THE VILLAGE OF BETHEL FOR THEIR CONTRIBUTIONS.

MINUTES OF REGULAR TRUSTEE MEETING HELD AUGUST 12, 2025

RODGERS LANE: THERE WAS ONLY ONE QUOTE FOR THE JOB. THAT QUOTE WAS FROM H & H CONTRACTORS IN THE AMOUNT OF \$4550. MR. DURBIN ASKED WHAT THE TOTAL COST OF THE JOB WOULD BE. HE WAS TOLD THE TOTAL COST WOULD BE BETWEEN \$12,000 AND \$13,000. ED ASKED THE TRUSTEES TO APPROVE HIRING H & H CONTRACTORS. MR. WILSON MADE A MOTION OF APPROVE THE HIRING OF H & H CONTRACTORS TO INSTALL A CULVERT ON RODGERS LANE AT A COST OF \$4550. MR. DURBIN SECONDED THE MOTION. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

WORK HAS BEEN DONE ON LEONARD ROAD. \$2600 OF STONE HAS BEEN USED FOR BERMING. TREES HAVE BEEN CUT BACK AS FAR AND AS HIGH ASK THEY CAN BE SO DUMP TRUCKS WON'T HIT THE TREES. THIS KEEPS DEBRIS OUT OF THE BLACKTOP. MS. STEIMLE ASKED FOR AN ESTIMATE FOR THE COST OF THE PREBERMING. SHE WAS TOLD IT WOULD BE APPROXIMATELY \$7200 (140 TONS OF STONE AT THE COST OF \$50/TON)

MS. STEIMLE GAVE AN UPDATE ON THE AMENDMENT PROCESS ON LEONARD AND VANDEMENT ROADS. SHE REPORTED THAT EVERYONE HAS SEEN AND APPROVED THE AMENDMENT. NOW IT IS HEADING TO THE CLERMONT COUNTY COMMISSIONERS' OFFICE FOR THEIR APPROVAL. OCTUPUS ENERGY HAS AGREED TO PAY ROBERTS PAVING AND AN ADDITIONAL 25% PLUS 10% ADMINISTRATION FEE TO BE PAID TO THE TOWNSHIP 30 DAYS AFTER THE COMPLETION OF THE JOB. THE TOTAL AMOUNT TO BE PAID TO THE TOWNSHIP IS \$13,748.

MS. STEIMLE PRESENTED THE RESOLUTION AUTHORIZING AN AMENDMENT TO THE ROAD USE AND MAINTENANCE AGREEMENT. MR. WILSON MADE A MOTION TO AUTHORIZE AN AMENDMENT TO THE ROAD USE AND MAINTENANCE AGREEMENT BY AND BETWEEN THE CLERMONT COUNTY BOARD OF COMMISSIONERS, THE CLERMONT COUNTY ENGINEER, THE BOARD OF TRUSTTES OF TATE TOWNSHIP, CLRMONT COUNTY OHIO AND NESTLEWOOD SOLAR I, LLC. MS. STEIMLE SECONDED THE MOTION. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MR. WILSON ASKED WHAT THE ROAD DEPARTMENT WAS DOING FOR FUEL WHILE WE ARE WAITING FOR FUEL CARDS. HE WAS TOLD THAT THE ROAD DEPARTMENT IS GETTING FUEL AT HUDSON OIL WHEN NEEDED. THERE IS AN ACCOUNT SET UP FOR FUEL WITH THEM. THEY ALSO USE THE TOWNSHIP CREDIT CARD TO PURCHASE FUEL AT SPEEDWAY IF NEEDED.

MR. WILSON ASKED ED IF HE HAD GOTTEN ANY GRAVEL HAULED IN BY A THIRD PARTY. THE RESPONSE WAS THAT HE HAD NOT. MR. WILSON REPLIED THAT HE HAD A BID TO GIVE TO HIM.

ZONING:

MR. BAIRD PRESENTED THE JULY REPORT. 11 PERMITS WERE ISSUED AND 1 BZA APPLICATION WAS TAKEN. HE UPDATED THE TRUSTEES ON COMPLAINTS.

MINUTES OF REGULAR TRUSTEE MEETING HELD AUGUST 12, 2025

THE MAGNETIC STICKERS HAVE ARRIVED.

MR. BAIRD REPORTED THAT HE HAD ADDED 3 MORE PROPERTIES TO THE DEMOLITION LIST BRINGING THE TOTAL TO 9. THEY MAY NOT BE DEMOLISHED UNTIL SPRING OR SUMMER OF 2026.

MR. BAIRD PRESENTED THE TRUSTEES WITH THE ZONING MAP AMENDMENT (RES 2025-0408) EFFECTIVE 7/24/2025. MR. BAIRD STATED THAT THE ZONING COMMISSION APPROVED THE AMENDMENT ON JUNE 3, 2025 AND RECOMMENDED ITS APPROVAL. MS STEIMLE MADE A MOTION TO APPROVE THE ZONE CHANGE FROM C-1 TO A FOR PARCELS NO. 323008D040, 323008D057, 323008F015 IN ZONING CASE 1847SB. 2ND BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

RES. 2025-527, TRACKED AS ZONING CASE 1876SB, FOR THE ZONING TEXT AMENDMENT FOR OFFICE USE THAT WAS APPROVED ON AUGUST 5 WILL BECOME EFFECTIVE SEPTEMBER 5, 2025.

COMPREHENSIVE PLAN AND ZONING CODE UPDATE

A) REORGANIZED THE NAVIGATION ON THE TOWNSHIP WEBSITE BY MOVING THE COMPREHENSIVE PLAN AND ZONING CODE UPDATE PAGE TO BE ITS OWN TOP-LEVEL ITEM ON THE WEBSITE NAVIGATION BAR. THE GOAL IS TO EASE NAVIGATION AND INCREASE VISIBILITY OF THIS SUBJECT AS A STAND-ALONE SECTION OF THE WEBSITE.

B) MDC HAS DELIVERED A PHASE 1 ENGAGEMENT SUMMARY REPORT WHICH HAS BEEN MADE AVAILABLE FOR DOWNLOAD AND REVIEW ON THAT PAGE, ALONG WITH TWO SURVEYS. ONE SURVEY IS ASKING FOR OPINIONS AND FEEDBACK SPECIFICALLY ON THE PHASE 1 ENGAGEMENT SUMMARY REPORT, WHILE THE SECOND SURVEY IS FOCUSED ON "GOALS AND USE" TO GATHER MORE PUBLIC INPUT TO AID IN DRAFTING THE COMPREHENSIVE PLAN. MS. STEIMLE COMMENTED THAT THE PURPOSE IS TO SEEK VALIDATION AND FEEDBACK. PHASE 2 ADDRESSES WHERE PEOPLE WOULD LIKE TO SEE DISTRICTS.

C) AN ANNOUNCEMENT POSTING ABOUT THE SUMMARY REPORT AND SURVEYS WAS PLACED ON THE WEBSITE, WHICH ALSO DISTRIBUTED TO THE E-MAIL MAILING LIST. THE BETHEL-TATE FIRE DEPARTMENT ALSO POSTED THIS TO THEIR FACEBOOK PAGE.

D) A REMINDER TO ALL THAT WE WILL BE HAVING WHAT WILL LIKELY BE THE FINAL PUBLIC ENGAGEMENT EVENT AT A TATE TOWNSHIP BOOTH AT BURKE FEST. A FLYER WILL BE POSTED. MS. STEIMLE REPORTED THAT THERE WAS A 2ND WORKING MEETING LAST TUESDAY. REPRESENTATIVES FROM ALL BOARDS MET. THE DISCUSSION ADDRESSED RESIDENTIAL USES AND ACCESSORY HOMES. MDC WILL TRY TO ALIGN THE PLAN WITH THE ZONING CODE.

MINUTES OF REGULAR TRUSTEE MEETING HELD AUGUST 12, 2025

MR. BAIRD STATED THAT HE HAD A DEMONSTRATION OF THE CIVIC PLUS SOFTWARE. HE IS CONCERNED ABOUT SUPPORT. MS. STEIMLE ASKED IF HAS ENOUGH INFORMATION TO PRESENT HIS FINDINGS TO THE BOARD. THE RESPONSE WAS YES.

MR. BAIRD ASKED MS. STEIMLE IF THERE WAS ANY UPDATE ON RUNWAY AVE. HER RESPONSE WAS NO.

THERE WAS A COMPLAINT ABOUT A HOLE IN RODGERS LANE PAVEMENT CAUSED BY A SURVEYOR. WHO WAS RESPONSIBLE FOR REPAIRING IT? THE RESPONSE WAS THAT IT HAS BEEN THE TOWNSHIP'S PRACTICE TO PATCH IT. IF THE HOLE IS LARGER, THE TOWNSHIP HAS THE ABILITY TO HAVE THE SURVEY COMPANY REPAIR IT OR HAVE THE TOWNSHIP REPAIR IT AND SEND THE SURVEY COMPANY A BILL.

A BZA APPLICATION WAS TAKEN RELATED TO A PRIVACY FENCE. THE MEETING IS SCHEDULED FOR AUGUST 19, 2026 AT 7:00 PM.

POLICE:

OFFICER PIKE PRESENTED THE JULY REPORT.
THE SHERIFF'S OFFICE WILL HAVE SOMEONE AT BURKE FEST.

OLD BUSINESS:

MS. STEIMLE STATED THAT SHE HAS THE RELEASE OF CLAIMS FORM FOR THE PROPERTY OWNER ON MOORE ROAD TO SIGN.

MS. STEIMLE IS PREPARING FOR THE CBDG GRANT APPLICATION PROCESS.

MR. WILSON PRESENTED THE ADAMS-CLERMONT SOLID WASTE DISTRICT MANAGEMENT PLAN RESOLUTION. MS. STEIMLE MADE A MOTION TO APPROVE THE SOLID WASTE MANAGEMENT PLAN FOR THE ADAMS-CLERMONT SOLID WASTE DISTRICT, 2ND BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

OLD BUSINESS PUBLIC PARTICIPATION-NONE

JODI WILSON COMMENTED THAT WILLIAMSBURG TOWNSHIP IS RECEIVING OPIOD MONEY. SHE SUGGESTED THAT WE LOOK INTO IT. SHE WAS INFORMED THAT TATE TOWNSHIP ALREADY RECEIVES OPIOD MONEY.

MR. WILSON CLOSED PUBLIC INPUT.

MOTION TO ADJOURN BY DURBIN, 2ND BY WILSON.

MINUTES OF REGULAR TRUSTEE MEETING HELD AUGUST 12, 2025