

MINUTES OF REGULAR TRUSTEE MEETING HELD OCTOBER 14, 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 RON BULOW.

MR. WILSON INTRODUCED THE BOARD.

MOTION BY MS. STEIMLE TO ACCEPT THE MINUTES OF THE REGULAR MEETING HELD ON SEPTEMBER 23, 2025. 2<sup>ND</sup> BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MOTION BY MS. STEIMLE TO APPROVE THE SEPTEMBER 2025 BILLS. 2<sup>ND</sup> BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MOTION BY MS. STEIMLE TO APPROVE THE SEPTEMBER 2025 PAYROLL, EFT'S AND WITHHOLDING VOUCHERS. 2<sup>ND</sup> 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-

PAM SANDKER GAVE AN UPDATE REGARDING THE "AMERICA 250" CELEBRATION. THE MURAL WAS PART OF THE COMMUNITY'S PARTICIPATION. PASSPORTS WILL AVAILABLE ON OCTOBER 4, 2025. BETHEL HAS A COMMITTEE THAT IS PLANNING AN EVENT ON THE WEEKEND AFTER THE 4<sup>TH</sup> OF JULY. IT WILL BE A 3 DAY CELEBRATION. THERE WILL BE A PARADE, BOOK SHOW, GRASSY RUN EXHIBIT, CAR SHOW, AND WOOD CARVING. THE STREET WILL BE SHUT DOW FOR A "STREET FAIR". LEGEN DAIRY WHIP WILL SPONSOR A SOCK HOP AFTER THE PARADE. A HISTORICAL PLAY AND PICNIC WILL BE HELD IN THE PARK. FIREWORKS ARE PLANNED FOR SATURDAY NIGHT. \$5,000 HAS BEEN DONATED TOWARD THE FIREWORKS BY A LOCAL BUSINESS. CINDY SHEPHERD IS REQUESTING THAT THE BURKE TRUST DONATE ANOTHER \$5,000. LETTERS WILL BE SENT HOME FROM SCHOOL WITH STUDENTS.

MR. WILSON CLOSED THE NEW PUBLIC PARTICIPATION.

ROAD/CEMETERY

CEMETERY REPORT FOR SEPTEMBER WAS PRESENTED. 6 BURIALS, 2 FOUNDATION ORDERS, 4 LOT SALES. CONCRETE HAS BEEN ORDERED FOR THE LAST FOUNDATION POURING. A SOLAR LIGHT HAS BEEN ORDERED FOR THE NEW FLAG POLE WITH A 2 YEAR EXTENDED WARRANTY. IT WILL BE 12-14 WEEKS BEFORE IT ARRIVES.

MINUTES OF REGULAR TRUSTEE MEETING HELD OCTOBER 14, 2025

THE CONCRETE COMPANY WILL BE AT THE CEMETERY TOWARD THE END OF THE MONTH TO POUR THE AGGREGATE. AN APPRECIATION LETTER WILL BE SENT.

THE TRUSTEES WERE PRESENTED WITH A QUOTE FOR A NEW LASER IN THE AMOUNT OF \$1035.95. THE TRUSTEES DISCUSSED THE PURCHASE TO REPLACE THE LASER THAT ED HAS BEEN LOANING TO THE ROAD/CEMETERY DEPARTMENTS. MS. STEIMLE WILL INVESTIGATE THE PROPER PROCEDURE TO TRANSFER OWNERSHIP. MOTION BY MR. WILSON TO PURCHASE A RL-H5A LASER WITH BATTERIES A TRIPOD AT A COST OF \$1035.95. 2<sup>ND</sup> BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

CLERMONT COUNTY ENGINEER SENT A LETTER ASKING IF THE TOWNSHIP WANTED TO PARTICIPATE IN ROAD BID THROUGH THE COUNTY IN 2026. THE BIDS WOULD BE AT BULK RATE. ED HAD ASKED THE ENGINEER OFFICE IF THEY COULD OVERLAY AND PERFORM BERMING. THE RESPONSE WAS YES, THEY COULD. A LIST OF ROADS NEED TO BE SUBMITTED BY OCTOBER 31, 2025. ED STATED THAT NORTH CAMPBELL IS THE WORST ROAD IN THE TOWNSHIP. THE CALCULATED PRICE FROM BROWN COUNTY ASPHALT LAST YEAR FOR THE PROJECT WAS \$139,500. THE AVAILABLE BUDGET THIS YEAR WOULD BE \$130,000, SO WITH THE COUNTY'S BETTER PRICING, THE FUNDING SHOULD BE SUFFICIENT TO PAY FOR THE ROAD. MR. WILSON QUESTIONED IF IT WOULD BE CHEAPER FOR THE TOWNSHIP TO REPLACE CULVERTS THROUGH THE COUNTY DURING THE WINTER. ED STATED THAT HE WOULD CHECK. THE COUNTY BIDS OUT TO CONTRACTORS AND WILL WORK AROUND THEIR SCHEDULE. EASTFORK PARK HAS AGREED TO TAKE THE EXCESS DIRT FROM N. CAMPBELL ROAD.

ED PRESENTED THE TRUSTEES WITH AN VERBAL ESTIMATE TO TAR AND CHIP SALT AIR CANTER ROAD VS. BLACKTOPPING. TAR AND CHIPPING WOULD COST \$46,000 WHILE BLACKTOPPING WOULD COST \$98,000, NOT INCLUDING BERMING. THE LIFE EXPECTANCY FOR THE TAR AND CHIPPING IS 4-6 YEARS. IT WOULD NOT HAVE TO BE BERMED. FOG SEAL COULD BE ADDED AT A COST OF \$1 PER SQUARE YARD. THIS IS A SEALER THAT LOOKS LIKE BLACKTOP THAT WOULD CONTROL DUST AND CHIPS. THE TOTAL COST FOR THE 1.1 MILE ROAD WOULD BE APPROXIMATELY \$55,000.

MR. WILSON MADE A MOTION TO PARTICIPATE IN THE CLERMONT COUNTY RESURFACING PROGRAM. 2<sup>ND</sup> BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES. ROADS WILL BE IDENTIFIED AT A LATER DATE. CLERMONT COUNTY ENGINEER WILL BE E-MAILED TOMORROW INFORMING THEM THAT THE TOWNSHIP WOULD LIKE TO PARTICIPATE AND INFORMING THEM THAT THE BUDGET IS \$130,000.

MR. WILSON MADE A MOTION TO APPROVE USING S & C LLC CONSTRUCTION TO TAR AND CHIP SALT AIR CANTER ROAD WITH FOG SEAL AT A COST OF UP TO \$55,000. 2<sup>ND</sup> BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, MR. DURBIN, YES.

FIRE CHIEF-OLD BUSINESS

MINUTES OF REGULAR TRUSTEE MEETING HELD OCTOBER 14, 2025

THE SEPTEMBER FIRE REPORT WAS PRESENTED. THERE WERE 197 RUNS (65 FIRE/132 EMS).

THE SIRENS ON SODOM AND SALTAIR MAPLE ROADS HAVE BEEN REPAIRED. FIRE CHIEF IS WORKING ON GETTING A QUOTE FOR A MAINTENANCE CONTRACT ON THE SIRENS.

THE TRUSTEES WERE ASKED TO APPROVE THE PURCHASE OF 3 NEW BATTERIES FOR THE EXTRICATION TOOLS AT COST OF \$861.67 EACH TOTALING \$2659.14 WITH SHIPPING, MR. WILSON MADE A MOTION TO APPROVE THE PURCHASE. 2<sup>ND</sup> BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

THE TRUSTEES WERE INFORMED THAT THE POLE REPRESENTATIVE WOULD NOT COVER THE WIRING FROM THE BUILDING TO THE POLE. THE COST IS APPROXIMATELY \$1600.

THE TRUSTEES WERE PRESENTED WITH THE OPTION FOR THE ZONING DEPARTMENT PHONE. THE FLIP PHONE WOULD NOT WORK FOR THE ZONING DEPARTMENT'S NEEDS. THE COST OF A SMART PHONE IS \$38/MONTH.

MR. WILSON MADE A MOTION TO APPROVE THE REPAIR OF THE LIGHT UP TO \$1600. 2<sup>ND</sup> BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MR. WILSON MADE A MOTION TO APPROVE THE ADDITION OF SMART PHONE FOR THE ZONING DEPARTMENT AT A COST OF \$38/MONTH. 2<sup>ND</sup> BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

THERE IS A BURN BAN IN EFFECT FOR OCTOBER AND NOVEMBER FROM 6AM TO 6PM.

THE TRUSTEES WERE ASKED TO ACCEPT THE RESIGNATION OF PART-TIME FIREFIGHTER JAMES WHALEN. MOTION BY MR. WILSON TO ACCEPT THE RESIGNATION. 2<sup>ND</sup> BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

THE TRUSTEES WERE ASKED TO ACCEPT THE RESIGNATION OF PART-TIME FIREFIGHTER ZACH HOUCHIN AND TO MOVE HIM TO HONORARY STATUS. MOTION BY WILSON TO ACCEPT THE RESIGNATION OF PART-TIME FIREFIGHTER ZACH HOUCHIN AND TO MOVE HIM TO HONORARY STATUS. 2<sup>ND</sup> BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

THE TRUSTEES WERE ASKED TO APPROVE THE REIMBURSEMENT OF THE COST TO ATTEND THE EMS EXPO IN INDIANAPOLIS BY CHIEF COOPER AND SEAN O'NEIL. THE COST IS \$50 EACH. MOTION BY MR. WILSON TO APPROVE THE REIMBURSEMENT. 2<sup>ND</sup> BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

## MINUTES OF REGULAR TRUSTEE MEETING HELD OCTOBER 14, 2025

THE TRUSTEES WERE INFORMED THAT THE SAFER GRANT REIMBURSEMENT IS DELAYED DUE TO THE GOVERNMENT SHUTDOWN. THERE IS NO DELAY, HOWEVER, IN THE MEDICARE/MEDICAID EMS PAYMENTS SO FAR.

THE TRUSTEES WERE UPDATED ON REPAIRS. KONRAD REPLACED A BUSHING AND PIN ON THE 2004 ENGINE. THE REAR BRAKE PADS AND DRUMS WILL NEED TO BE REPLACED. HE ALSO FOUND A BAD TIE ROD. THE 2017 AMBULANCE WILL NEED TO SCHEDULED WITH FUGI.

THE TRUSTEES WERE ASKED TO LIST THE 1988 SUMMIT TENDER UNIT THAT HAS BEEN OUT OF SERVICE SINCE 2021 ON GOVDEALS. THE LIST DATE WOULD END BY THE NEXT MEETING. MR. DURBIN SUGGESTED A RESERVE OF \$5,000. THE BIDS ARE PLACED IN \$100 INCREMENTS. MR. WILSON MADE A MOTION TO APPROVE THE LISTING OF THE 1988 SUMMIT TENDER UNIT ON GOVDEALS WITH A RESERVE OF \$5,000. 2<sup>ND</sup> BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES. CHIEF COOPER STATED THAT HE WILL CONFER WITH LEGAL COUNSEL TO GET THE PROPER LEGAL VERBIAGE TO REFLECT THAT THE UNIT CANNOT BE USED FOR PUBLIC SAFETY. THIS IS BECAUSE IT WAS USED IN A GRANT. MS. STEIMLE STATED THAT SHE WILL WORK ON IT.

### ZONING

THE SEPTEMBER ZONING REPORT WAS PRESENTED. 7 PERMITS WERE ISSUED, THERE ARE 47 ACTIVE CASES, 13 OF WHICH ARE NEW.

A BOARD OF ZONING APPEALS HEARING WAS HELD ON SEPTEMBER 30 TO ISSUE A HOME OCCUPATION PERMIT. THE PERMIT WAS APPROVED WITH CONDITIONS. THE ISSUE WILL BE REVIEWED ONCE A YEAR. MR. BAIRD ASKED WHAT FEE THE TRUSTEES WANTED TO ASSIGN FOR THE RECERTIFICATION. THE BZA BOARD WANTED TO RECONVENE TO REVIEW THE PERMIT. MR. WILSON QUESTIONED WHY. MR. BAIRD EXPLAINED THAT THE BOARD WANTS TO SEE IF THE BUSINESS HAS VIOLATED THE CONDITIONS. MS. STEIMLE DOES NOT BELIEVE THAT THE APPLICANT SHOULD HAVE TO PAY AN APPLICATION FEE, MAYBE AN ADMINISTRATIVE FEE OF \$50. UNLESS THERE ARE COMPLAINTS THE ZONING INSPECTOR COULD RECERTIFY THE PERMIT. MR. WILSON AGREED WITH A REVIEW AFTER THE FIRST YEAR BUT FEELS THAT IT COULD BE TOO REGULATED AFTER THAT. MR. BAIRD STATED THAT HE IS NOT SURE THAT THE TRUSTEES CAN MODIFY THE BOARD OF ZONING APPEALS CONDITIONS. MR. WILSON STATED THAT THEY NEED TO CAP THE TIME PERIOD OF REVIEWS. THE NEW CODE WILL LOOK AT SETTING TIME LIMITS. MR. BAIRD STATED THAT IT SHOULD BE FAIR AND EQUITABLE. MR. WILSON SUGGESTED THE FEE SHOULD BE WHATEVER THE ADMINISTRATIVE FEE IS AT THE TIME OF REVIEW. THERE MAY NEED TO BE A NEW CATEGORY OF ZONING FEES.

ON OCTOBER 21, THE ZONING WORK GROUP WILL MEET AT 6:30PM TO REVIEW DRAFT LANGUAGE FOR THE AGRICULTURE AND RESIDENTIAL DISTRICTS AND TO DO AN INITIAL REVIEW OF COMMERCIAL AND INDUSTRIAL DISTRICTS. THE NEXT MEETING IS FOR FEEDBACK. MS. STEIMLE WAS ASKED IF THERE HAS BEEN AN UPDATE ON FENCING STANDARDS. SHE STATED THAT THEY ARE CLOSE TO HAVING LANGUAGE THAT MAKES SENSE. SHE WILL BRING IT

MINUTES OF REGULAR TRUSTEE MEETING HELD OCTOBER 14, 2025

TO THE TRUSTEES FOR AN AGREEMENT ON THE LANGUAGE TEXT AMENDMENT. SHE HOPES TO FINALIZE IT ON TUESDAY AND SUBMIT IT TO THE ZONING COMMISSION ON NOVEMBER 4<sup>TH</sup>, THEN TO THE COUNTY PLANNING COMMITTEE ON NOVEMBER 28<sup>TH</sup>. SHE HOPES TO HAVE IT BACK IN ORDER TO HAVE A PUBLIC HEARING IN JANUARY, 2026.

THE PROPERTY ACROSS FROM THE BETHEL-TATE HIGH SCHOOL CONSISTING OF 10 PARCELS SHOULD HAVE A ZONE CHANGE FROM R2 TO COMMERCIAL. THE BUILDING BURNED AND WAS NOT REBUILT, THEREFORE IT REVERTED BACK. MR. BAIRD SPOKE TO THE RESIDENT AND EXPLAINED THAT THERE WOULD BE NO CHANGE TO THEM IF THE PROPERTY WAS REZONED TO COMMERCIAL. IT IS ALREADY TAXED AS COMMERCIAL. THE ZONING MAP AND AMENDMENT WILL BE PRESENTED AT THE OCTOBER 28<sup>TH</sup> MEETING.

THE DOOR HANGERS HAVE BEEN ORDERED.

THE NEW DOMAIN NAME HAS BEEN APPROVED AND ACCEPTED. CHIEF COOPER COMMENTED THAT EVERYTHING SHOULD BE CHANGED TO .GOV TO BE MORE UNIFORM.

MR. BAIRD STATED THAT HE IS STILL WORKING ON THE SOFTWARE ANALYSIS.

MR. BAIRD REQUESTED THAT THE TRUSTEES WAIVE THE PERMIT FEE AFTER A FIRE LOSS AT 2609 BETHEL-MAPLE ROAD. MOTION BY MR. WILSON TO WAIVE THE PERMIT FEE. 2<sup>ND</sup> BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MR. BAIRD REQUESTED THAT THE TRUSTEES WAIVE THE FEE FOR 3398 PATTERSON AS A HARDSHIP CASE AND ASKED FOR CONDITIONAL USE FOR A TEMPORARY STRUCTURE/USE WITH A 12 MONTH TIME LIMIT. MR. WILSON MADE A MOTION TO WAIVE THE FEE AND ALLOW A CONDITIONAL USE FOR A TEMPORARY STRUCTURE/USE WITH A 12 MONTH TIME LIMIT. 2<sup>ND</sup> BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES. MR. BAIRD STATED THAT THE BOARD OF ZONING APPEALS WILL STILL NEED TO HOLD A HEARING. MR. BAIRD ASKED IF THE FEE WAIVER INCLUDES PERMIT FEES FROM THE TOWNSHIP. HE WAS TOLD YES.

OLD BUSINESS:

MS. STEIMLE STATED THAT SHE IS WORKING WITH MR. BAIRD ON THE ZONING DEPARTMENT. THERE HAVE BEEN A LOT OF INCREASES IN DEMAND ON THE ZONING DEPARTMENT'S TIME. THEY ARE ADJUSTING THE HOURS THAT THE OFFICE WILL BE OPEN TO THE PUBLIC TO ENSURE FULL COVERAGE ON ALL THE ISSUES. THE GOAL IS TO PROVIDE HOURS OUTSIDE NORMAL BUSINESS HOURS AS WELL TO HELP BETTER SERVE THE PUBLIC.

OLD PUBLIC INPUT: MR. WILSON CLOSED THE OLD PUBLIC PARTICIPATION.

MOTION TO ADJOURN BY DURBIN, 2<sup>ND</sup> BY WILSON.

MINUTES OF REGULAR TRUSTEE MEETING HELD OCTOBER 14, 2025