

MINUTES OF REGULAR MEETING HELD SEPTEMBER 8, 2026

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 JOHN WILSON.

MR. WILSON INTRODUCED THE BOARD.

MOTION BY MS. STEIMLE TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD ON AUGUST 25, 2026. 2ND BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MOTION BY MS. STEIMLE TO APPROVE THE AUGUST 2026 BILLS. 2ND BY MR. DURBIN. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

MOTION BY MS. STEIMLE TO APPROVE AUGUST 2026 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.

NEW PUBLIC PARTICIPATION

MARCIE LATHAM WISHED TO SPEAK ABOUT ZONING CONCERNS REGARDING PERMITS FOR EVERYDAY ACTIVITIES, LANDSCAPING REQUIREMENTS, AND PARKING RULES, CREATION OF NEW BOARDS. SHE FEELS THAT THE TOWNSHIP RULES DUPLICATE THE RULES THAT THE COUNTY HAS.

MS. STEIMLE RESPONDED THAT THERE A LOT OF MISCONCEPTIONS ON THE INTERNET. THERE IS NO PERMIT NEEDED TO WORK FROM HOME; NO PERMIT IS NEEDED FOR A HOME OFFICE. YARD SALE PERMIT REQUIREMENT IS IN THE CURRENT ZONING CODE; IT IS NOT NEW. NO PERMIT IS NEEDED EVERYTIME. IT IS ONLY NEEDED IF THE YARD SALE IS OUTSIDE THE VILLAGE YARD SALE DATE. THE LANDSCAPING RULE ONLY APPLIES TO COMMERCIAL PROPERTY, NOT RESIDENCES. THE SAME THING APPLIES TO LIGHTING AND PARKING. SITE PLANS APPLY TO COMMERCIAL OR PLANNED DEVELOPMENTS. SITE PLANS ARE IN THE CURRENT CODE. THERE IS NO RESTRICTION FOR WORK TRUCKS OR VANS. IT ONLY APPLIES TO VERY LARGE VEHICLES SUCH AS TOW TRUCKS, ETC. THERE IS NO INTENTION TO CREATE NEW BOARDS. MS. STEIMLE ASKED IF MS. LATHAM COULD POINT THAT OUT TO HER, AS THAT WAS NOT THE INTENT. MS. STEIMLE STATED THAT THE TOWNSHIP IS NOT REGULATING ON TOP OF THE COUNTY REQUIREMENTS.

MR. WILSON STATED THAT THE TRUSTEES DO NOT HAVE THE AUTHORITY TO PUT A CODE TOGETHER, ONLY THE ZONING COMMISSION HAS THAT AUTHORITY. REPRESENTATIVES FROM

MINUTES OF REGULAR MEETING HELD SEPTEMBER 8, 2026

THE TRUSTEES, THE BOARD OF ZONING APPEALS AND THE ZONING COMMISSION WORKED TOGETHER TO CREATE THE NEW ZONING CODE. MR. WILSON EXPLAINED THAT SOME BUSINESSES ARE RUN OUT OF THE HOME. THE CURRENT CODE WAS NOT WELL DEFINED. EIGHT TYPES WERE LISTED, ALL OTHERS WERE PROHIBITED. ARTICLE 3 DEFINES HOME BUSINESSES THAT ARE PERMITTED. IF THE USE IS NOT PERMITTED IT IS PROHIBITED. THE CURRENT CODE WOULD NOT HAVE ALLOWED THINGS THAT ARE ALREADY HAPPENING OR POTENTIALLY HAPPENING IN THE FUTURE. MR. WILSON STATED THAT THE CURRENT CODE IS 73 PAGES LONG. THE NEW CODE HAS OVER 200 PAGES DUE TO DEFINITIONS. ARTICLE 3 NAMES 200+ BUSINESSES. IT IS NOT MORE RULES, JUST MORE DEFINITIONS. BY NAMING PERMITTED USES IT STOPS NEIGHBOR DISPUTES. THE TRUSTEES ARE NOT TRYING TO STOP PEOPLE FROM WORKING OUT OF THEIR HOUSE. MS. LATHAM ASKED IF THEY COULD JUST LIST THE PROHIBITED ACTIVITIES. MR. WILSON RESPONDED, NO. AGRICULTURAL ZONED PROPERTY IS EXEMPT. MOST OF THE TOWNSHIP IS ZONED AGRICULTURAL. MS. STEIMLE STATED THAT IF THE COMMUNITY DOESN'T WANT SOMETHING, IF PROHIBITED AFTER IT ALREADY EXISTS, THAT USE WOULD REMAIN. MR. DURBIN STATED THAT THEY ARE NOT TRYING TO HURT PEOPLE, THEY ARE TRYING TO BE PREPARED. MS. WILSON COMMENTED THAT THE EXISTING CODE STATES THAT NO COMMERCIAL VEHICLES CAN BE PARKED IN A DRIVEWAY. HE STATED THAT IT WAS TOO VAGUE. MR. WILSON STATED THAT THE REASON FOR THE YARD SALE PERMIT IS SO THEY KNOW THE REASON FOR EXTRA TRAFFIC IN THE AREA. THE CODE DOES NOT SAY THERE IS A FEE FOR THE PERMIT. THE CURRENT CODE REGARDING LANDSCAPING APPLIES TO COMMERCIAL PROPERTY THAT IS ADJACENT TO RESIDENTIAL PROPERTY. THERE MUST BE A BUFFER. MR. WILSON STATED THAT WE ARE NOT LOOKING FOR VIOLATIONS, THOSE ARE COMPLAINT DRIVEN. THE NEW CODE GIVES THE RIGHT TO REPAIR THE FENCE AS IT WAS ORIGINALLY. MS. STEIMLE STATED THAT FAMILY HOMES ARE EXCLUDED FROM THIS REQUIREMENT. MR. WILSON STATED THAT THE PARKING AND LIGHTING REQUIREMENT APPLIES TO COMMERCIAL PROPERTIES. THIS NEW CODE IS A THIRTY YEAR PLAN. MS. STEIMLE COMMENTED THAT THE LAND USE PLAN SHOULD BE UPDATED EVERY 30 YEARS. THE ZONING CODE NEEDS TO BE REVIEWED ANNUALLY. MR. WILSON COMMENTED THAT THE GOAL IS TO PREPARE FOR THE FUTURE. HE GAVE AN EXAMPLE OF EIGHT HOUSES BEING BUILT ON A 1 ACRE LOT. UNDER THE EXISTING CODE THE BUILDER CAN DO ANYTHING THEY WANT ONCE THEY GET THE ZONING CHANGE. THE NEW CODE DOES NOT ALLOW ANY CHANGES.

MR. WILSON STATED THAT THE TOWNSHIP SAVED SIXTY THOUSAND DOLLARS BY DOING THE ZONING CODE AND LAND USE PLAN AT THE SAME TIME. AARP MONEY WAS USED TO PAY THE MAJORITY OF THE COST. FIFTY PERCENT OF THE AARP FUNDS WERE USED TO INSTALL FIRE HYDRANTS, TWENTY-FIVE PERCENT WAS USED TO UPGRADE MOORE AND CASE ROADS AND THE OTHER TWENTY-FIVE PERCENT IS BEING USED TO UPDATE THE ZONING CODE AND CREATE A LAND USE PLAN. MR. WILSON STATED THAT MULTI-USE OFFICE BUILDINGS DID NOT EXIST IN THE EXISTING CODE.

MS. LATHAM ASKED IF COMMERCIAL AND RESIDENTIAL PROPERTIES COULD BE IN THE SAME DEVELOPMENT. MR. WILSON RESPONDED THAT THAT IS ADDRESSED IN THE LAND USE PLAN. MS. STEIMLE STATED THAT PEOPLE WERE ASKED WHAT THEY WOULD LIKE TO SEE REGARDING

MINUTES OF REGULAR MEETING HELD SEPTEMBER 8, 2026

THE LAND USE PLAN. MS. STEIMLE STATED THAT THERE WILL BE ANOTHER HEARING AND THE TRUSTEES WILL MEET WITH HER TO ADDRESS HER CONCERNS IF SHE WISHES.

ADAM SZEGHI STATED THAT HE IS CONCERNED ABOUT THE WEIGHT RESTRICTION FOR A COMPANY VEHICLE. MR. WILSON RESPONDED THAT UNDER THE EXISTING CODE IT WOULD NOT BE ALLOWED WITHOUT A VARIANCE. THE NEW CODE ALLOWS FOR IT. MS. STEIMLE STATED THAT THE GOAL IS TO ALLOW PEOPLE TO WORK OUT OF THEIR HOME BUT ALSO BEWARE OF THE IMPACT ON NEIGHBORS SUCH AS INCREASED TRAFFIC, ETC.

MS. LATHAM SUGGESTED THAT COMPLAINTANT SHOULD BEAR SOME OF THE COST OF THE APPLICATION PROCESS.

SCOTT SZEGHI SUGGESTED THAT THE GROSS WEIGHT ON WORK TRUCKS SHOULD BE INCREASED.

MR. WILSON CLOSED THE NEW PUBLIC PARTICIPATION AT 7:56 PM.

FIRE-OLD BUSINESS

CHIEF COOPER PRESENTED THE AUGUST FIRE REPORT. THERE WERE 250 CALLS (92 FIRE/158 EMS).

CHIEF COOPER INFORMED THE TRUSTEES THAT THE CINCINNATI BOMB SQUAD ASSISTED THE VILLAGE.

AUGUST 11TH SEVERE WEATHER CAME THROUGH AND THE DEPARTMENT HANDLED 21 TOTAL CALLS. CHIEF COOPER THANKED THE MAINTENANCE DEPARTMENT FOR THEIR HELP. ON AUGUST 14TH THE DEPARTMENT RESPONDED TO A NEAR DROWNING EVENT OF A SMALL CHILD THE CHILD WAS AIR LIFTED TO CHILDREN'S HOSPITAL AND WAS RELEASED THE NEXT DAY. HE ENCOURAGED EVERYONE TO KNOW HOW TO PERFORM CPR.

ALL OF THE ROPE EQUIPMENT PURCHASED WITH THE FIREHOUSE SUBS GRANT HAS BEEN ORDERED AND IS STARTING TO COME IN.

THE SODOM ROAD AND SALTAIR MAPLE ROAD OUTDOOR WARNING SIRENS DID NOT ACTIVATE DURING THE SEPTEMBER TEST. THE SIRENS SHOWED OK AT THE DISPATCH CENTER. ALL THE BATTERIES AND CHARGERS AT SODOM ROAD ARE GOOD. THE POWER WAS TURNED OFF AND ON AND ACTIVATED FROM OUR TEST. THE SALTAIR SIREN HAS 2 CHARGERS THAT ARE SHOWING BAD. ALL 4 BATTERIES WERE PULLED. 2 HAVE TESTED BAD AND 1 TESTED GOOD. THE OTHER IS CURRENTLY BEING TESTED. THE REPAIRMAN HAS BEEN CALLED.

THE SQUAD TIRES THAT WERE APPROVED LAST MONTH HAVE BEEN ORDERED AND INSTALLED. CHIEF COOPER THANKED BANTAM TIRE FOR INSTALLING THE TIRES AT NO COST TO THE TOWNSHIP.

MINUTES OF REGULAR MEETING HELD SEPTEMBER 8, 2026

CHIEF COOPER INFORMED THE TRUSTEES THAT A TECH LOOKED AT THE STATION GENERATOR AND HE BELIEVES THAT THE MAIN CIRCUIT BOARD IS SNEDING AN ERROR AS A FAULT AND IT DOES NOT ALLOW THE UNIT TO TURN ON DURING A POWER OUTAGE. THERE IS ALSO A SECONDARY CIRCUIT BOARD THAT HAS ALL THE LED LIGHTS, ALARM AND THE MANUAL OVERRIDE SWITCH ON IT THAT COULD BE AN ISSUE AS WELL. THE MAIN CIRCUIT BOARD IS \$775.86 AND THE SECONDARY CIRCUIT BOARD IS \$318.90. THE REPAIR COST IS \$300.00. CHIEF COOPER ASKED THE BOARD TO APPROVE THE PURCHASE OF BOTH CIRCUIT BOARDS FROM ADVANCED SERVICE AND PARTS, LLC FOR \$1,094.76 AND TO HAVE THE PARTS REPLACED BY QUAD COUNTY SERVICE & REPAIR FOR \$300.00 BOARD. MR. WILSON MADE A MOTION TO APPROVE THE PURCHASE OF BOTH CIRCUIT BOARDS FROM ADVANCED SERVICE AND PARTS, LLC FOR \$1,094.76 AND TO HAVE THE PARTS REPLACED BY QUAD COUNTY SERVICE & REPAIR FOR \$300.00. MR. DURBIN 2ND THE MOTION. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

CHIEF COOPER INFORMED THE TRUSTEES THAT A NEW HIRE, SPENCER ABRAMS, THAT WAS APPROVED ADVISED CHIEF COOPER THAT HE NEEDED TO DECLINE THE OFFER. THE BOARD WAS ASKED TO ACCEPT FF/PARAMEDIC SPENCER ABRAMS RESIGNATION. MR. WILSON MADE A MOTION TO ACCEPT FF/PARAMEDIC SPENCER ABRAMS RESIGNATION. MR. DURBIN 2ND THE MOTION. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

FIRE-NEW BUSINESS

CHIEF COOPER INFORMED THE BOARD THAT PART-TIME FF/EMT SAVANNAH TOROK HAS TURNED IN HER RESIGNATION DUE TO HEALTH ISSUES. SHE HOPES TO BE ABLE TO RETURN ONE DAY. THE DEPARTMENT OFFICERS HAVE APPROVED HER RESIGNATION. THE TRUSTEES WERE ASKED TO ACCEPT HER RESIGNATION IN GOOD STANDING. MOTION BY MR. WILSON TO ACCEP THE RESIGNATION OF SAVANNAH TOROK IN GOOD STANDING. MR. DURBIN 2ND THE MOTION. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

HOWARD O'NEIL III, WHO HAS BEEN OFF WORK FROM THE DEPARTMENT SINCE APRIL 10, 2025 DUE TO A KNEE INJURY SUSTAINED WHILE ON AM EMS DETAIL, HAS DECIDED THAT IT IS BEST FOR HIM TO GO TO HONORARY STATUS. CHIEF COOPER ASKED THE TRUSTEES TO ACCEPT MOVING FF/EMT HOWARD O'NEIL III FROM PART-TIME TO HONORARY. MR. WILSON MADE A MOTION TO ACCEPT MOVING FF/EMT HOWARD O'NEIL III FROM PART-TIME TO HONORARY STATUS. MR. DURBIN 2ND THE MOTON. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

CHIEF COOPER INFORMED THE TRUSTEES THAT THE FINAL INVOICE FOR THE FIRE HYDRANTS CAME IN AND THE GRAND TOTAL FOR THE TWO NEW HYDRANT INSTALLS THIS YEAR IS \$16,285.86. THE AMOUNT BUDGETED WAS \$17,500.00.

THE TRUSTEES WERE ASKED TO APPROVE THE PURCHASE OF 4 NEW SECTIONS OF 1.5" x 50' RUBBER HOSE THAT ARE USED WITH PUMPS TO PUMP OUT BASEMENTS. THE COST OF THE

MINUTES OF REGULAR MEETING HELD SEPTEMBER 8, 2026

HOSE FROM VOGELPOHL FIRE EQUIPMENT IS \$195.00 EACH FOR A TOTAL OF \$780.00. MR. WILSON MADE A MOTION TO APPROVE THE PURCHASE OF 4 1.5" X 50' SECTIONS OF RUBBER HOSE FROM VOGELPOHL FIRE EQUIPMENT AT \$195/EACH FOR A GRAND TOTAL OF \$780.00. MR. DURBIN 2ND THE MOTION. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

THE TRUSTEES WERE INFORMED THAT THE 1993 RESERVE ENGINE NEEDED NEW TIRES. THE FIRE DEPARTMENT TRAINING DIVISION, WHICH IS SEPARATE FROM THE TOWNSHIP, AGREED TO PURCHASE NEW TIRES FOR THE TRUCK. SIX NEW TIRES WERE PURCHASED AND PUT ON OUR FIRST PRIMARY UNIT AND THE TIRES FROM THAT TRUCK, SINCE THEY WERE FAIRLY NEW, WERE PLACED ON THE RESERVE ENGINE. THE TOTAL BILL FOR THIS WAS \$4,326.00. THERE WAS NO COST TO THE TOWNSHIP.

ROAD/CEMETERY

AUGUST CEMETERY REPORT WAS PRESENTED. THERE WERE 4 BURIALS IN THE MONTH OF AUGUST, 2 PREPAID CLOSING COSTS, 5 FOUNDATION ORDERS, AND 1 LOT SALE.

TURBO LAWN CARE ASKED FOR A \$400/MOW INCREASE DUE TO INCREASED EXPENSES. THEY HAVE BEEN MOWING 2 ADDITIONAL SECTIONS SINCE THEY BEGAN. THE TRUSTEES DISCUSSED THE INCREASE AND AGREED TO THE INCREASE BUT WILL MONITOR THE COSTS AND ADDRESS THE PRICE AT THAT TIME. MR. WILSON MADE A MOTION TO APPROVE THE INCREASE PER MOW EFFECTIVE IMMEDIATELY. MR. DURBIN 2ND THE MOTION. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

THE 2026 CLEANUP DAYS REPORT WAS NOT PRESENTED DUE TO AN ISSUE WITH THE RUMPKKE BILLING.

THE MOWER MAX BOOM IS BACK ON. KONRAD SANDKER HELPED. HE WORKED ON THE DURAPATCHER FOR 7 HOURS. NOW THE AIR CONDITIONER IS NOT WORKING ON THE MOWER MAX.

THE CULVERT ON PATTERSON ROAD HAS BEEN REPLACED. SALT AIR CANTER ROAD WILL BE THE NEXT ROAD TO BE WORKED ON. MR. STANLEY HOPES TO HAVE IT COMPLETED BEFORE THE 23RD. THERE IS 180' OF CULVERT TO SET.

ZONING-OLD BUSINESS

THE AUGUST ZONING REPORT WAS PRESENTED. THERE WERE 12 CASE NUMBERS ASSIGNED AND 8 ZONING APPLICATIONS TAKEN.

ON SEPTEMBER 1, 2026 THE ZONING COMMISSION VOTED UNANIMOUSLY TO RECOMMEND THE APPROVAL OF THE ZONING CODE WITH MODIFICATIONS. A PUBLIC HEARING NEEDS TO BE SCHEDULED WITH THE BOARD OF TRUSTEES NO LATER THAN OCTOBER 1, 2026. MR. WILSON

MINUTES OF REGULAR MEETING HELD SEPTEMBER 8, 2026

MADE A MOTION TO SCHEDULE THE MEETING FOR SEPTEMBER 28, 2026 AT 7:00PM. MR. DURBIN 2ND THE MOTION. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

THE AUGUST BZA MEETING WAS CANCELLED DUE TO NO BUSINESS. THE NEXT REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 15, 2026 BUT WILL LIKELY BE CANCELLED DUE TO NO BUSINESS.

MR. BAIRD REPORTED THAT HE WILL CONTINUE TO MONITOR 2532 BETHEL MAPLE ROAD. THE BLACK TRUCK IS STILL IN THE SAME SPOT.

THE CERTIFIED LETTERS REGARDING 404 SUNSET DR., 2954 BETHEL CONCORD RD. AND 3133 MACEDONIA RD. THAT WERE MAILED HAVE STILL NOT BEEN RETURNED BY USPS YET, THOUGH DELIVERY FAILURE HAS BEEN CONFIRMED BY THE BETHEL POST OFFICE. MR. BAIRD WAS INSTRUCTED TO POST LETTERS ON THE RESIDENCES.

THERE ARE 3 PROPERTIES ON SPRAGUE ROAD THAT NEED TO LOOKED AT. THE HEALTH DEPARTMENT MAY NEED TO BE INVOLVED.

ZONING-NEW BUSINESS

THE SLCGP GRANT IS NOT MOVING FORWARD. COMPLANCE DATE FOR POPULATIONS OF UNDER 50K HAS BE EXTENDED TO APRIL 26, 2028.

MR. BAIRD STILL NEEDS TO DISCUSS LICENSING/PRICING WITH MR. CLEMMER BEFORE MAKING A DECISION REGARDING ADDITIONAL EMAIL ADDRESSES FOR ZONING BOARD MEMBERS.

MR. BAIRD RECOMMENDED PURCHASING A BATTERY BACKUP FOR ED STANLEY'S PC AT A COST OF \$227.95. IT CAN ALSO ACT AS A BATTERY BACKUP FOR THE SECURITY CAMERA SYSTEM. MR. WILSON MADE A MOTION TO PURCHASE A BATTERY BACKUP UPS AT A COST OF \$227.95. MR. DURBIN 2ND THE MOTION. ROLL CALL: MS. STEIMLE, YES, MR. WILSON, YES, MR. DURBIN, YES.

OFFICER PIKE

NO REPORT WAS PRESENTED.

OLD BUSINESS

MS. STEIMLE REPORTED THAT THE ZONING COMMISSION MEETING UNCOVERED SOME CONFUSION IN THE NEW ZONING CODE. THE CODE IS BEING MODIFIED TO CLEAR UP THE LANGUAGE. ADDITIONALLY, THERE ARE QUESTIONS ABOUT ARTICLE 12 AND HOW THE TOWNSHIP VIEWS IT, SPECIFICALLY SHOULD THE PROPERTY MAINTENANCE STANDARDS EXIST AND WHAT SHOULD THEY COVER.

MINUTES OF REGULAR MEETING HELD SEPTEMBER 8, 2026

MS. STEIMLE PROPOSED TO WITHDRAW ARTICLE 12 FROM THE CURRENT CODE. IT CAN BE ADDED LATER OR ADDRESSED OUTSIDE OF THE CODE. FORMALLY TAKING IT OUT CAN BE DONE AT THE PUBLIC HEARING. THE TRUSTEES AGREED. THIS WILL ALLOW FOR FURTHER DISCUSSION TO ENSURE THIS SECTION REFLECTS THE VIEW OF THE TOWNSHIP.

MR. WILSON ANNOUNCED THAT THERE WILL BE A 9-11 AND AMERICA 250 CEREMONY AT THE BETHEL-TATE HIGH SCHOOL FOOTBALL GAME ON SEPTEMBER 11TH.

OLD PUBLID PARTICIPATION

RON BULOW INFORMED THE TRUSTEES THAT HE WAS CONTACTED BY A LADY WHO COMPLIMENTED THE TOWNSHIP ON THE UPKEEP OF THE CEMETERY. SHE DID, HOWEVER, SUGGESTED THAT THE TOWNSHIP PAINT THE SIGN ON EAST STREET ENTERING THE CEMETERY. IT CURRENTLY HAS TWO COLORS.

MR. DURBIN MADE A MOTION TO ADJOURN, 2ND BY MR. WILSON.