

Williamsburg Township Board of Trustees Minutes

August 23, 2010

The Williamsburg Township Board of Trustees met on Monday August 23, 2010 to transact business. Chairman Bainum called the special meeting of ZC1-10 to order at 6:30 PM, and all joined in the Pledge of Allegiance to the Flag. Guy Bainum, Bari Henning and Gary Jordan answered the roll call. Also present were Fiscal Officer, Gregory W. Carson, Mike Arnold, Yvonne Malott, Pat Rutherford and T. David Burgess.

Mr. Bainum said that Michael Arnold, owner of Boars Head located at 2818 Old State Route 32 had gas tanks installed on his property by BP several years ago, but it was recently discovered that they were installed on James Sammons property. Mr. Sammons agreed to sell ½ to Mr. Arnold. Mr. Bainum said that this parcel needs to be changed from Agricultural-1 to Business-1. Mr. Bainum said that the Planning Commission approved it on 7-27-10 and the Zoning Commission approved it on 8-4-10. Mr. Bainum motioned to adopt the zone change of ZC1-10 on parcel #52-35-08D-038 from Agricultural-1 to Business-1. Mr. Henning second. All yeas.

The regular meeting of the trustees immediately followed and started at approximately 6:35 p.m. Present the trustees, fiscal officer, Yvonne Malott, Pat Rutherford, Ken Wylie, Earl Whiteman, Ed Boll, Brian Tatman, Mary Jane West and Sandy Wesley.

Mr. Jordan motioned to approve the minutes of the last meeting. Mr. Henning second. All yeas. Mr. Carson presented a financial report, including a comprehensive account of expenditures and receipts and the trustees accepted it.

Mr. Bainum motioned to pay the attached bills. Mr. Henning second. All yeas.

Mary Jane West from National Bank & Trust said that they like to attend a meeting annually or more if we desire. She thanked us for our business and said that they communicate regularly with Mr. Carson. Mr. Bainum said that everything is going well. Mr. Carson said that he communicates with the bank on a regular basis and is very happy with their service.

Zoning Report

Mrs. Malott presented a zoning report. She said that we received a "survey" from the Middle Eastfork Balanced Growth Project Land Use Ordinance Inventory. She asked the trustees to help her answer the questions so that she can fill it out and send it in. She said that Mr. Stevens on State Route 276, owner of the mobile home lot, was burning last week. Mr. Wylie said that the fire department had issued a burn permit, but they broke several rules involved with the burn permit, so they shut them down a couple of times last week. Mr. Wylie said that he has tried to contact Mr. Stevens, but hasn't had any luck. He said that they were breaking several EPA regulations also and if they try to burn again, he said that he will turn them over to the EPA. Mr. Henning said that he had talked to Mr. Stevens a few weeks ago and Mr. Stevens said that he was working on getting the grass mowed, but said that the trailer removal wasn't mentioned in his letter from the zoning department. Mr. Henning said that he told Mr. Stevens that we would need to see the trailers removed and it will be an issue after the grass is mowed. Mr. Henning said that he is happy to see that a dumpster has appeared and they are working on cleaning it up a little, but we want to keep watching to see what happens. Mr. Bainum said that there are now 6 or 7 cars on Mr. Berger's property. Mrs. Malott said that she thinks he is repairing other people's cars and using that as his business and still advertising. Mr. Bainum said that we need to catch him in order to take him back to court. Mrs. Malott said that she has talked to the assistant prosecutor about it and he told her that if Mr. Berger is running a business, then he is not in compliance and we can take him back to court. Mr. Bainum said that we need to take a firm stance with Mr. Berger and take it back to court. She said that she will have to visit his property again and take pictures. She said that she will take the Deputy Sheriff with her. Mr. Bainum asked if we had liability for open wells on private property. Mr. Whiteman said that we have filled several wells over the years. Mr. Henning said that he doesn't think we can go onto private property and fill a well. Mr. Jordan said that he thinks we should notify the property owner to let them know about it and asked them to take care of it. Mrs. Malott said that she will talk to the assistant prosecutor about drafting a letter. Mr. Jordan said that the county will not mow past a fence on private property when they go onto private property to mow nuisance lawns. He said that it is embarrassing when township residents ask why a yard was mowed in the front and not in the back. Mr. Henning said that the Health Department had explained to him that they will only mow the front, because the Health Department is worried about ticks and other health hazards with high grass along roads and don't worry about the rear, because people won't be walking by the rear of the property. Mr. Henning said that he feels we need to just start mowing all of the properties ourselves and to mow the rear of the properties also and to assess the taxes of the property owner. Mr. Jordan said that his heart goes out to the residents who can't afford it, but we need to be consistent with the law. Mr. Bainum said that the Kendle's did mow their yard, but haven't cleaned up the yard much. He said that he will talk to the village about mowing the right of way ditch. He said that he will talk to her again about cleaning up the property. Mr. Jordan said that Chad Graybill accepted the offer to be a zoning commission member. Mr. Bainum motioned to appoint Chad Graybill to the zoning commission with an ending term date of 12-31-2014. Mr. Jordan second. All yeas. Mrs. Malott said that Mr. Tatman looked at the Stamper property located next to the township hall and there is a lot of junk in the back yard. The trustees asked him to put the stuff in the garage and mow it and we will assess the taxes. Mrs. Malott said that all of the appropriate notices have been sent. Mr. Henning motioned to enter the Stamper property at 4029 Alexander Lane and take care of the mowing and debris. Mr. Bainum second. All yeas. Mrs. Malott asked the trustees if they had asked anyone at the township association meeting about what they do to record meetings. Mr. Whiteman suggested talking to Tom Lefker about recording devices, because he does a lot of communication stuff.

Cemetery & Maintenance Report

Mr. Whiteman said that the F550 was at the Ford dealer for over a week and they think that they finally determined what was wrong with it after talking to engineers about the problem. He said that he thinks we should purchase an extended warranty for the truck, because it has been towed into the shop at least 7 times. Mr. Whiteman said that it has been very dangerous when it dies in the middle of traffic. Mr. Tatman said that we have only had this problem in hot weather. Mr. Whiteman said that Mrs. Smith on Alexander Lane has had pipe problems over the years with her pipe under her driveway. He said that the only way to solve the problem is to take out the head walls, cut the blacktop and take out the old pipe and put in a new one. He said that she doesn't want to do that, so we have put "temporary" fixes on the pipe several times, but he said that it's not our responsibility to take care of it. It is only township policy to put in new pipes if the property owner buys the pipe. Mr. Jordan said that he will follow up with Mrs. Smith. Mrs. Malott said that John Walker is complaining about water problems on his property after the township replaced the driveway pipe on the Berger property. Mr. Tatman said that the pipe was

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replaced and it shouldn't be a problem. Mr. Tatman said that they mowed the road along the hike/bike trail today. Mr. Boll asked if ODOT would replace culvert pipes on state roads like the township does. Mr. Whiteman suggested contacting ODOT to find out what they will do.

Emergency Services Report

Mr. Wylie said that he has NIMS training tomorrow night. He said that he contacted Jerry Huerst about fixing some of the computer problems and he is coming tomorrow. He said that he would like to see us staff EMS for 24 hour days over the 2 week period when the bridge is out on Main Street. He said that it would cost an additional 160 man hours per week, but it would help tremendously on response time rather than needing to rely on volunteers who may have to travel the detour to get to the station. The trustees agreed that this was a good idea.

Mr. Jordan said that he received a document from Frank Gates about our worker's comp group rating program and he talked to them about the training and they suggested that the department who had the recent claim take the training. Mr. Wylie said that he will take the training. Mr. Henning motioned to go into executive session at approximately 8:00 p.m. to discuss emergency services protocol about an employee. Mr. Jordan second. All yeas. Mr. Henning motioned to come out of executive session at approximately 8:30 p.m. Mr. Jordan second. All yeas.

Mr. Bainum suggested having a special meeting at 6:00 p.m. on September 13 to discuss the policy manual. Mr. Carson said that he would advertise it appropriately.

Mr. Jordan said that he attended a meeting on Middle Eastfork Balanced Growth Project recently and he is learning what they are planning and will attend future meetings. He said that the Clermont County Commissioners are holding a meeting at Williamsburg High School on September 20 and invited the township, village and schools to make a brief presentation.

Mr. Bainum motioned to adjourn at approximately 8:45 p.m. Mr. Henning second. All yeas.

Fiscal Officer

Chairman