

# Williamsburg Township Board of Trustees Minutes

## July 25, 2022

The Williamsburg Township Board of Trustees met on Monday, July 25, 2022 to transact business. Chairperson Bainum called the meeting to order at 7:00 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, Doug Lefferson, Maintenance Supervisor/Zoning Administrator Brian Tatman, EMS Chief Kevin Wiedemann, Bobby Feimster, Dylan Arnett, Ted and Isabel Drake, Becky Morris, Ed Boll, Deputy Singleton, and Patrick Woodside.

A Clermont County Sheriffs Report was given by Deputy Singleton. In May there were 32 calls resulting in 12 reports and 4 arrests, in June there were 38 calls resulting in 12 reports, and 3 arrests. There were some questions regarding Clear Mountain Food Park. The Deputy indicated that they received two calls in May and two calls in June. He indicated the Department does not have clear direction on enforcing the noise ordinance due to lack of agreement between the Civil and Criminal Divisions of the Prosecutors Office. The Trustees were disappointed in this information and Mr. Jordan indicated he would follow up with the Prosecutor's Office. Mr. Boll asked if the overall crime numbers were good (low) numbers. The Deputy indicated yes. Mr. Boll asked about other problems around the Food Park such as potential traffic. The Deputy indicated nothing stretching the Department's ability to handle.

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

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

Mr. Bainum read the following statement: In regard to Greg Carson's Accounting Practices Concerning Clermont Senior Services. Allegations concerning Greg Carson's accounting practices with Clermont Senior Services is under investigation. Williamsburg Township Trustees and Fiscal Officer are working with the State Auditor to determine whether the Township was affected.

Patrick Woodside, Attorney, Frost Brown Todd LLC, provided a brief explanation of the Williamsburg Joint Economic Development District (JEDD) and the proposed expansion of the JEDD. Mr. Henning motioned to open the Public Hearing for the purpose of hearing public comment on the amendment and expansion of the JEDD at approximately 7:12 p.m. Mr. Bainum second. All yeas. Mr. Arnett asked if the real estate tax is exempt. Mr. Woodside explained that the JEDD involves an employee income tax and does not involve real estate tax. Mr. Arnett inquired about the income tax rate. It was stated that it is 1%. Mr. Boll asked what farm was involved in the expansion. Mr. Henning indicated that the specific land description was provided in the materials. Mr. Lefferson asked about the necessity of a motion to sign the amendment tonight. Mr. Woodside advised that the Township should wait until the Village of Williamsburg holds its public hearing and Nestle Purina signs a document. There being no other comments, Mr. Henning motioned to close the Public Hearing at approximately 7:19 p.m. Mr. Bainum second. All yeas.

Mr. Henning motioned to appoint Fiscal Officer Doug Lefferson to serve as the Township Representative of the Williamsburg Joint Economic District Board of Directors. Mr. Bainum second. All yeas.

The Drakes inquired about a meeting with the Judge regarding Clear Mountain Food Park that occurred this morning. Mr. Jordan indicated that the Township was still communicating with the Prosecutor's Office and that matters were still in process. Mrs. Drake asked if the original Zoning Board approval was still being applied. Mr. Jordan said yes and that we are still looking for results this year. Mrs. Drake indicated the Judge asked residents to talk to the Prosecutor's Office directly. Mr. Jordan responded that it carries more weight to hear directly from the residents and he supports direct calls to the Prosecutor. Mrs. Drake stated she appreciates the Trustees comments. Mr. Jordan reiterated that they are trying to find conflict resolution. Mr. Jordan asked the Drakes if the Prosecutor's Office contacted them about affidavits. Mr. Drake indicated they had, but timing had not worked out yet.

Ms. Morris inquired about high grass issues in her neighborhood. Mr. Tatman indicated he was sending the next letter tomorrow providing 14 days for compliance. Mr. Tatman and Mr. Jordan discussed mowing issues on Alexander Lane and habitual offenders. Mr. Henning inquired about additional second letters. Mr. Tatman indicated additional second letters are being sent.

### Zoning Report

Mr. Tatman presented a Zoning Report. Two zoning permits have been issued in the past week, one for a pole barn on Ireton Road and the other for a new house on Happy Hollow Road. There will be a Zoning Board of Appeals hearing in August

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regarding the self-storage units on James E. Saul's Drive. They are requesting a variance for a front porch on the building to have a 40-foot setback instead of 50 feet. This was missed on their site plan. Zoning Board of Appeals members will be contacted this week.

### Cemetery and Maintenance Report

Mr. Tatman presented a report. Salt bids are in for next year. Low bid was with Morton for \$90.08 per ton for 2022-2023 and next year pricing is \$96.84 per ton. The Trustees discussed and agreed that this was good pricing and reasonable compared with other local townships. The boom mower is down and a new front pump and sleeve have been ordered for \$1,214.92 plus shipping. Trimming at the Williamsburg Cemetery is almost complete. The other two cemeteries will be trimmed this week. The crew has been keeping up with the mowing. Next, we will start putting in foundations for headstones. Mr. Bainum inquired about a question Betty Parr had in regard to the cemetery. Mr. Tatman indicated he had discussed with her.

### Emergency Services Report

Mr. Bainum read the Resume Request information that will be posted in regard to the EMS Chief hire. Mr. Wiedemann recommended paying for renewing the International Trauma Life Support card for Keith Paton, Joe Martin, and Jayne Lawrence at a cost of \$100 each. It is not a requirement but provides more information for help on trauma runs. Mr. Jordan motioned for approval of the EMS training. Mr. Henning second. All yeas.

Mr. Bainum read resolution 2022-08 for the Fire and EMS Levy. The resolution states that a new levy is needed. The new five (5) mill levy would generate \$645,721. Mr. Lefferson indicated that the same needs that were documented for the May levy still exist. Mr. Jordan made a motion to accept the resolution No. 2022-08 as stated and have it sent to the Clermont County Board of Elections. Mr. Henning second. All yeas. Mr. Wiedemann asked about the specific ballot wording. He indicated there was concern among voters last time because the wording covered numerous uses that were not anticipated. Mr. Henning indicated it was standard ballot language covering broad areas in case there were these needs at anytime in the future. Specific language could be limiting. Mr. Lefferson said he would research with the appropriate officials.

Mr. Lefferson provided some general updates. He indicated all approved Minutes have been posted to the website. The Local Government Fund Resolutions from the prior meeting have been filed with the Clermont County Auditor. The 2023 Tax Budget has been filed with the Auditor. The November Fire and EMS Tax Levy information has been filed with the Auditor. The Township is having a routine Ohio Bureau of Workers Comp Audit July 29<sup>th</sup>.

Mr. Bainum introduced a resolution authorizing the purchase of real estate property at 3224 Twin Bridges Road and ratifying all actions taken pursuant to the motion approved by the Trustees on June 13, 2022 for the purchase of said real property. Mr. Henning motioned to approve the Purchase of Real Property Twin Bridges Road, Williamsburg Township Resolution No. 2022-09. Mr. Jordan second. All yeas.

Mr. Henning motioned to adjourn at approximately 8:03 p.m. Mr. Bainum- second. All yeas.

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Fiscal Officer

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Chairperson