

Williamsburg Township Board of Trustees Minutes

March 27, 2023

The Williamsburg Township Board of Trustees met on Monday, March 27, 2023 to transact business. Chairperson Henning called the meeting to order at 7:00 p.m., 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, Emergency Services Chief Jason McCarthy, Becky McClatchey (Soil and Water Conservation District), Dylan Arnett, Bobby Feimster, Michael Madsen, and Ed Boll.

Mr. Jordan motioned to approve the minutes of the March 13, 2023 meeting. Mr. Bainum second. All yeas. Mr. Bainum motioned to approve the minutes of the March 22, 2023 special meeting. Mr. Jordan second. All yeas.

Mr. Lefferson 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. Jordan second. All yeas.

Becky McClatchey of the Clermont County Soil and Water Conservation District (SWCD) indicated she was in attendance to obtain feedback on any issues that impact soil and water locally. The SWCD has worked with the Township on previous watershed projects. Mr. Jordan stated there was a lot going on in regard to solar farms and asked if the SWCD had any knowledge in regard to water runoff and the effect on the local aquifer. Ms. McClatchey stated the Ohio Department of Agriculture was putting together guidance and they should have more information in the next few weeks. She indicated that a representative can come out and talk about the research. One concern is the stripping of top soil and the land may not be able to return to farming. Mr. Henning asked about contaminants from solar farms. Ms. McClatchey had nothing specific on that issue. Mr. Jordan said a representative coming out for an update would be good when more information is available. He also brought up the concern of the CECOS landfill just north of the Township. Mr. Bainum had heard of concerns with the cleaning process for solar panels and runoff issues. Ms. McClatchey said another issue they have seen with solar farms is that two to three years into the contract there are poles in the ground only and no payments yet made to landowners. The Township needs to coordinate with the Clermont County Township Association on solar farms and Clermont County officials on CECOS monitoring. Mr. Jordan asked about the wetlands on land recently purchased by Purina. He also mentioned future significant road work at the Commons of East Fork. Ms. McClatchey said in regard to the road work project the SWCD will inspect the water runoff. She is aware of the wetland mitigation process in regard to Purina. The SWCD has also built a wetland along the river in Williamsburg that will benefit the natural environment. Mr. Jordan complimented SWCD on the dam removal project. Ms. McClatchey says it has worked well, the habitat assessment looks good, and they have removed a hazard. Mr. Jordan said we may want to do a general SWCD update in the Township's upcoming newsletter. Ms. McClatchey added they could potentially include a survey.

Mr. Madsen inquired if there was any new documentation in regard to the upcoming zoning meeting (old Schumacher property). Mr. Tatman stated it was the same project for executive suites on the housing portion of the property. Mr. Madsen asked why a zone change to B-2 was necessary if it was permissible under the current B-1 zoning. Mr. Tatman stated that under Township zoning B-2 was required. Mr. Madsen stated that the property was already listed on Air BNB. There was some discussion about whether it was just listed for future rental or available now. Mr. Henning said the Township would look into it. Mr. Jordan said the Trustees were not aware and asked Mr. Tatman to research. Mr. Madsen asked if the Township had a hotel/motel lodging tax. Fiscal Officer Lefferson said the Township does not but they are researching given expected growth.

Zoning Report

Mr. Jordan said that regarding Clear Mountain Food Park we have not received an answer on the alcohol permit. He indicated that the Sheriff's Office is going to enforce the noise resolution and cite the owner and the band if there are any violations. Mr. Tatman provided a report. The Zoning Commission meets Wednesday, March 29th at 6 p.m. on the zoning change regarding the old Schumacher property. Mr. Tatman stated he sent a violation letter for junk vehicles on Dixie Lane. He also sent a letter on Friday to the property owners that we have to contact every year to make sure they take care of their property as stated in the resolution handbook. Mr. Jordan and Mr. Bainum appreciated this effort. Mr. Tatman indicated there will probably be a Zoning Board of Appeals hearing soon for setbacks for property at Tollgate and Route 276 involving a pole barn. Mr. Bainum asked about septic lines there. Mr. Tatman said that is why an adjustment was needed.

Cemetery and Maintenance Report

Mr. Tatman provided a report. We have started picking up flowers in the Cemetery and will be mowing real soon. We need to hire some part-time workers again and are not sure if those who worked last year will be interested. Mr. Jordan wanted to make sure the Township Hall grass was mowed every 7 to 10 days. There have been three funerals over the last two weeks.

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The radar sign has been placed on Old 32 in Afton. Mr. Tatman asked Trustees for future suggestions for the sign. Mr. Jordan mentioned Half Acre Road and Route 276. Mr. Henning and Mr. Bainum said Dela Palma Road. Mr. Tatman stated all equipment is up and running. We have started leveling graves and will be seeding them here soon. Junk Days will be June 8th and 9th from 8 a.m. to 8 p.m., and Saturday, June 10th from 8 a.m. to 4 p.m. This will be set up as in years past with roll off dumpsters, and a compactor truck on Saturday. There was discussion about the residency requirement. Mr. Henning asked how big of issue Mr. Tatman thought it was. Mr. Tatman stated not big, but there have been a few known violators, including last year. The Trustees stated that maybe we should post a sign on site and put a reminder in the newsletter.

Emergency Services Report

Chief McCarthy provided a report. He stated they participated in Career Day at Williamsburg Elementary. Engine 273 (1990 Sutphen) is leaking antifreeze and the pressure relief valve for the air tanks will need replaced. A service date will be scheduled with Danbury. Chief McCarthy requested the purchase of four pairs of chain saw chaps for a total of \$250.00 and new bed linens & pillows for the station at \$900.00. Mr. Henning motioned to purchase four pairs of chain saw chaps for approximately \$250.00. Mr. Bainum second. All yeas. Mr. Bainum motioned to purchase bed linens & pillows for approximately \$900.00. Mr. Henning second. All yeas. Chief McCarthy indicated there was a lock down drill at the high school with the staff and School Resource Officer. Mark Greg Mathews has passed his Firefighter 1 class and will be taking the state test on Wednesday. Chief McCarthy requested approval to cover the cost of Mr. Mathews upcoming Firefighter 2 class at \$1,725.00. This cost will be reimbursed with a state training grant at the end of the year. Mr. Henning asked if his position was part-time right now. Chief indicated it was and that he is running a number of hours for us. Mr. Henning reiterated that the cost will be reimbursed. Mr. Henning motioned to pay for Mark Greg Mathews Firefighter 2 class at a cost of \$1,725.00. Mr. Bainum second. All yeas. The storm siren on Moore Street has been repaired. A blown amp fuse was the issue. Chief McCarthy is making a list of unused items around the station to surplus. He would like to convert the 2003 ambulance to a rehab/support vehicle. There is no intention to utilize this vehicle as an ambulance in the future. The Chief spoke with Horton regarding current delivery times on new vehicles. Their timeframes are 22 to 24 months. Chief McCarthy is scheduled to tour the Horton plant in Columbus, Ohio on April 11th. Costs for new ambulances appear to be running between \$315,000 and \$340,000. Mr. Henning said we should consider scrapping the old rehab unit. Chief will research. Mr. Jordan asked about a veteran hiring program. Chief McCarthy said he would get more information.

Mr. Henning read a donation request letter from the Harmony Hill Association. Mr. Lefferson said he would research prior payments.

Mr. Lefferson stated that he had further researched the newest opioid settlements and recommended to the Trustees that we participate. Mr. Henning motioned to authorize Doug Lefferson, Fiscal Officer to execute participation agreements in regard to additional new national opioid settlements with Teva, Allergan, CVS, Walgreens, and Walmart. Mr. Bainum second. All yeas.

Chairman Henning initiated a discussion on solar farms. There is a distinction on regulation between large solar farms, by definition those producing 50 megawatts or more and small solar farms that produce less than 50 megawatts. State Senate Bill 52 indicates County Commissioners can designate areas restricted from large solar farms with input from the Townships. This large solar farm legislation is expected to be enacted April 6, 2023. Going forward Townships will still need to incorporate requirements for small solar projects into their zoning. Mr. Henning indicated the Trustees were addressing large solar farms tonight. The Trustees have attended a lot of meetings and examined many resources in regard to solar farms. It is their desire to not have large solar farm projects within the Township primarily for economic purposes, but due to other negative impacts as well. The biggest concern is the future tax base. It is the Trustees belief that commercial, industrial, and residential development will provide a greater tax revenue base and better economic prosperity for the community. Mr. Henning motioned to adopt Resolution No. 2023-06 requesting that the Board of Commissioners of Clermont County, Ohio adopt a resolution pursuant to Ohio Revised Code Section 303.58 to prohibit the construction of large solar facilities and large wind farms from the entirety of Williamsburg Township. Mr. Jordan second. All yeas.

Fiscal Officer Lefferson stated that the Township had received its first tax revenue from the Fire and EMS Levy that was passed in November 2022. Real estate tax revenue is received in the spring and fall each year. Mr. Lefferson indicated that the first receipt seemed reasonable with expected revenue generation. Projecting out the full year seemed slightly less than expected but timing differences could account for this. Mr. Madsen asked if delinquent taxes could account for the slight negative variance. Mr. Lefferson indicated that it certainly was a factor.

Mr. Boll asked about placement of the radar signs on County or State roads. Mr. Tatman and the Trustees indicated it could be place on these roads within the Township if speed was an issue.

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Mr. Bainum motioned to adjourn at approximately 8:18 p.m. Mr. Jordan second. All yeas.

Fiscal Officer

Chairperson