

Williamsburg Township Board of Trustees Minutes

January 22, 2024

The Williamsburg Township Board of Trustees met on Monday, January 22, 2024 to transact business. Mr. Jordan called the meeting to order at 7:00 p.m., and all joined in the Pledge of Allegiance to the Flag. Bari Henning and Gary Jordan answered the roll call, Mr. Bainum was absent. Also present were Fiscal Officer, Doug Lefferson, Maintenance Supervisor/Zoning Administrator Brian Tatman, Emergency Services Chief Jason McCarthy, Corporal Glancy, Dylan Arnett, Bobby Feimster, Ted Drake, Jim Weaver, and Ed Boll.

Mr. Henning motioned to approve the minutes of the January 8, 2024 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. Jordan motioned to pay the attached bills. Mr. Henning second. All yeas.

Corporal Glancy of the Clermont County Sheriff's Office gave a presentation on the activity in the Township. He indicated calls were down recently due to the weather. There was a total of 30 reports taken in December. There were four adult arrests (two OVI's and two drug possessions) and one juvenile arrest for drug possession. Two overdoses were reported during the month of December. The drug arrests were the result of traffic stops on State Route 32, one was located in the Village. No burglaries or breaking and enterings were reported in the Township. Corporal Glancy provided a year in review for 2023. In 2023 there were 447 reports taken with 47 arrests, and there were 12 OVI's. Mr. Jordan thanked Corporal Glancy for his report and service.

Mr. Drake had some questions regarding Clear Mountain Food Park. He indicated that recent court records showed a finding of dismissal of one charge and a reference to a diversion program. Mr. Jordan stated he had email communication from Assistant Prosecuting Attorney Brian Shrive from January 10th indicating that the case was heading toward summary judgment and that the Food Park attorney wanted to discuss decibel level parameters. Mr. Henning stated that he was not interested in using a decibel measurement. Corporal Glancy indicated that in regard to the dismissal of a charge that sometimes charges are combined and they may have dismissed one. Mr. Boll asked if the Township could rescind its zoning variance approval. Mr. Tatman said we could not. Mr. Drake said the Food Park could be putting itself out of business due to lack of crowds before the winter. Mr. Jordan reiterated that it was not the Township's intent to put them out of business, they just need to follow the agreed upon rules.

Mr. Weaver, newly elected Mayor of the Village of Williamsburg, asked about any updates on the Purina plant. Mr. Henning said that as far as he knew the plant would begin producing product in the fourth quarter of 2024 with product being shipped out beginning in the first quarter of 2025. Mr. Weaver asked if Purina was contracting it themselves. Mr. Henning said that they had parted ways with the original contractor Gray, a new contractor had not worked out, so Purina is directing themselves. Mr. Henning said work is progressing, he was outside the plant recently and counted 102 cars/trucks in the parking lot and another 50 vehicles over by the temporary work trailers. There are more now and it is ramping up. Mr. Weaver said that in regard to workers at Purina and RITA (Regional Income Tax Authority) no one had followed up and new people were not recorded (*Fiscal Officer Lefferson will follow up on this item*).

Mr. Weaver stated the Village was looking at replacing water lines along Tollgate Road due to cracks in pipes at approximately \$140 a sq ft. He indicated a property owner along Tollgate Road "Taking A Toll on Us, LLC" contacted the Village in regard to sewer. Mr. Weaver indicated the Council unanimously agreed to look at sewer and are looking at grant dollars of approximately \$2.3 million. Mr. Jordan said two years ago Arbor Homes discussed a potential subdivision near this area and the Township had conversations with Clermont County regarding sewer and the fact that there is a lift station near the existing Commons of East Fork subdivision. Mr. Jordan said last year the same conversation regarding sewer and water was held with the County and documented regarding a potential Appalachian Grant. Mr. Jordan said with the greatest amount of respect to the Village and the Mayor, Ohio's 88 counties and 1,308 Township's are defined and can never get bigger. The Village has grown through annexation on State Route 32, looking at Tollgate, Dela Palma, and that segues into fast-track annexation. Mr. Jordan said my thoughts are the Township had significant land dedicated to East Fork State Park and is concerned if the Village has an appetite for tax base to survive through annexation. The Township effectively delivers such things as emergency services, roads, and cemeteries but this requires funds as well. Mr. Weaver asked if annexed properties take away from the Township. Mr. Jordan said yes, tax revenue is less. Mr. Henning stated that annexation in general lowers our tax base, but that he was not against annexation entirely and not anti-annexation everywhere. As an example, the property where Anderson Homes and Development is located, he was not against the Village annexing that land because it was probably not cost effective for the County to get sewer out there. Whereas the 192 acres along Old State Route 32 the County has sewer nearby, can provide the service, the growth will come and the Township would not lose tax

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dollars; therefore Mr. Henning stated he would believe annexation into the Village is not appropriate there. Mr. Jordan said he wants to pursue the County moving sewers farther out. Mr. Weaver asked if the Township had an answer from the County. Mr. Jordan said we are still working with them. Mr. Jordan said we have goals, the 192 acres we are pursuing for our growth. He said we want sustain our tax base and take care of the residents, but will work with you where we can. Mr. Weaver said he wants what is best for people overall and that we are going to need rooftops and that depends on who can provide sewer the quickest and easiest. Mr. Henning said if we are talking about the 192 acres, if a need arises the County will step up and they can get it out there pretty quick. If it is the old Hawthorne property that you annexed, that's ok because we get more revenue if its developed and the County could likely not run sewer there. Mr. Henning said the issues Batavia Village and Batavia Township are having may be similar to the discussion for our community. Mr. Weaver said the Village can meet the need for sewer. Mr. Henning said the County can meet the need. Mr. Henning said in a way this relates to how Amelia went away as a Village, but said he does not want that for Williamsburg. Mr. Weaver said we will agree to disagree on the annexation topic. Mr. Jordan said I do disagree. Mr. Henning said for me it depends on the location. Mr. Boll stated that the Village of Batavia had approached him about annexation. The Trustees appreciated Mr. Boll sharing this information. There was also some discussion about sewer capacity and the involvement of the Clermont Economic Development Department. Mr. Boll also wanted to note the passing of community leader Danny Grant.

Zoning Report

Mr. Tatman presented a report. He provided the following breakdown for zoning certificates for 2023:

- 9 pole barns
- 6 new homes
- 3 pools
- 2 additions
- 3 sheds
- 5 porch/deck
- 1 commercial canopy
- 1 maintenance building
- 1 carport

Mr. Tatman provided an update to the zoning boards. On the Zoning Board of Appeals, terms are expiring for Neil Doss and Lucy Snell. On the Zoning Commission Board, terms are expiring for Vonnie Malott and Jodi Wiedemann. Mrs. Snell did not wish to serve again. Mr. Tatman and the Trustees appreciated her prior service. Mr. Henning motioned to appoint Neil Doss as a member of the Williamsburg Township Zoning Board of Appeals. Mr. Jordan second. All yeas. Mr. Henning motioned to appoint Doug McPhillips as a member of the Williamsburg Township Zoning Board of Appeals. Mr. Jordan second. All yeas. Mr. Henning motioned to appoint Kevin Thomas as an alternate member of the Williamsburg Township Zoning Board of Appeals. Mr. Jordan second. All yeas. Mr. Henning motioned to appoint Nancy Sullivan as a member of the Williamsburg Township Zoning Commission. Mr. Jordan second. All yeas. Mr. Henning motioned to appoint Chad Graybill as an alternate member of the Williamsburg Township Zoning Commission. Mr. Jordan second. All yeas. Mr. Henning motioned to appoint Jody Wiedemann as an alternate member of the Williamsburg Township Zoning Commission. Mr. Jordan second. All yeas. Mr. Henning motioned to appoint Yvonne Malott as a member of the Williamsburg Township Zoning Commission. Mr. Jordan second. All yeas.

Cemetery and Maintenance Report

Mr. Tatman provided a report. Approximately 18 tons of salt were used on Friday, plowing started at 4:00 am and the roads were looking pretty good. The new maintenance building will hopefully start moving along again this coming week with warmer weather. The new chairs are in for the back meeting room. The table should be here by January 25th. They will be put together and set up this week. Danny Scott has done a great job painting everything at the hall and is working on the kitchen now. After that he will be painting outside the Fiscal office. The restrooms have all been painted as well. Waiting to get new window blinds until after we decide on replacing the windows. Mr. Jordan reiterated that Mr. Scott did a great job. Mr. Tatman said he has spoken with a couple of dealerships about getting some pricing for a new pickup truck and is still awaiting more information. A rough estimate is \$65,000 for a new crew cab truck with utility bed and snow plow. Mr. Weaver asked if this was state bid pricing. Mr. Tatman indicated it was. Mr. Weaver asked where the Township obtained salt. Mr. Tatman said it was from Morton through a purchasing group. Mr. Weaver asked if we partnered with the County on road repaving. Mr. Tatman indicated we did. Mr. Henning asked if we planned to do any road patching soon. Mr. Tatman said yes depending on weather.

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Emergency Services Report

Chief McCarthy provided a report. The insurance adjuster has completed the review of the 2019 ambulance damage and has estimated a cost of \$52,000 to repair. We are now awaiting Maine Collision Center and Horton to provide information on when we can send the vehicle for repair. Chief McCarthy stated that Dan Meade resigned, stating he did not have time to commit to the department. The Chief recommended accepting this resignation. Mr. Henning motioned to accept Dan Meade's resignation. Mr. Jordan second. All yeas. Chief McCarthy indicated the promotional process has been completed and the following four individuals have been promoted to Lieutenant: Aaron Adams, Eli Mann, Everett Keith Paton, and John Quirk. The Chief also recommended Tommy Kirker be promoted to Captain. Since Captain Pollitt has moved back to Monday through Friday there is a Captain position open on shift 2. The Chief stated that Mr. Kirker has been operating as the shift supervisor since August and has done a great job. Mr. Henning asked if the Lieutenant positions were all part time. Mr. McCarthy indicated they were. Mr. Jordan motioned to appoint Tommy Kirker to the position of Captain in the Emergency Services Department. Mr. Henning second. All yeas.

The Trustees discussed the need to appoint a representative for all Clermont County townships to the County 9-1-1 Review Committee. Mr. Jordan motioned to adopt Resolution No. 2024-1 Appointing Trustee Bob Hausermann (Goshen Township) to the Clermont County 9-1-1 Program Review Committee. Mr. Henning second. All yeas.

Mr. Arnett asked what the difference in tax revenue to the Township was if land was annexed into the village. The Trustees and Fiscal Officer did not have an exact percentage off hand, but said they would continue to research the issue and that there were also other service issues involved in determining what is best for the residents.

Mr. Lefferson presented the 2024 permanent appropriations to the Board and discussed key items in the appropriation budget. Mr. Henning motioned to accept the 2024 permanent appropriations. Mr. Jordan second. All yeas.

There being no further business, Mr. Henning motioned to adjourn at approximately 8:21 p.m. Mr. Jordan second. All yeas.

Fiscal Officer

Chairperson