

Williamsburg Township Board of Trustees Minutes

February 12, 2024

The Williamsburg Township Board of Trustees met on Monday, February 12, 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, Guy Bainum, 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, Jacob Hinnens, Charles Tassell, Hannah Lubbers, CJ Tassell, Dylan Arnett, Ted and Isabel Drake, and Ed Boll.

Mr. Henning motioned to approve the minutes of the January 17, 2024 special session. Mr. Bainum second. All yeas. Mr. Henning motioned to approve the minutes of the January 30, 2024 special meeting. Mr. Bainum second. All yeas. Mr. Henning motioned to approve the minutes of the January 22, 2024 regular meeting. Mr. Jordan second. All yeas.

Mr. Lefferson presented a financial report, including a comprehensive account of expenditures and receipts, and an appropriation status report indicating year-to-date expenditures by account, and the Trustees accepted it.

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

Mr. Jordan introduced Hannah Lubbers from the Adams-Clermont Solid Waste District, Clermont County Office of Environmental Quality. Mr. Jordan stated the Township was grateful for her help with a new extension to the Rumpke waste collection and recycling agreement. Ms. Lubbers informed the audience that under Ohio Revised Code townships can enter into franchise agreements for waste collection for all township residents and under these agreements all residents must use the contracted vendor. Ms. Lubbers indicated that in 2018 her department worked with the townships to negotiate good rates that included recycling and large item pick ups. The original five-year contract for Williamsburg Township is expiring. The Township with the assistance of Ms. Lubbers negotiated a new two-year extension with Rumpke providing for a 4.97% increase to the base price in year one and a 3.00% increase in year two (\$22.37 per month year one, \$23.04 per month year two). The cost of an extra container would increase to \$3.50 per month. Ms. Lubbers and the Township Trustees and Fiscal Officer believe the negotiated increases are reasonable given inflation and increased cost from five years ago. Mr. Jordan stated we had done our best for the residents and positioned the Township well with our relationship with Rumpke for negotiations after the extension. Mr. Henning and Mr. Bainum thanked Ms. Lubbers for her assistance. Mr. Jordan said we would like to have her back for a discussion on recycling at a future meeting. Mr. Drake asked if they had those rates. Ms. Lubbers said yes everyone in the Township has those rates. Mr. Jordan motioned to extend the Waste Collection and Recycling Services Franchise Agreement with Rumpke of Ohio, Inc. for an additional period of 2 years ending March 31, 2026. Mr. Henning second. All yeas.

Brian Shrive, Assistant Prosecuting Attorney, Clermont County, provided an update on litigation with Clear Mountain Food Park. Mr. Shrive stated that they have completed discovery and will file a motion for summary judgment by the end of February, should be fully briefed with a decision by mid-April. If not resolved, will head to trial in August.

Mr. Jordan discussed a request for no parking signage on Afton Drive beginning at Half Acre Road and extending 500 feet. Mr. Jordan said he had discussed with the Prosecutor's Office and the County Engineer and both were ok with the request. Mr. Jordan stated it is a county road but the Township is doing the resolution. Mr. Shrive said the County cannot regulate parking on the road, but per Ohio Revised Code the Township can regulate parking and the code was probably designed that way to keep control local. Mr. Shrive stated that any no parking resolution notice must be posted in five conspicuous places within the Township for thirty days and in the newspaper for three consecutive weeks. Mr. Bainum asked if this was the drive going back to Purina. Mr. Jordan and Mr. Henning indicated it was. Mr. Shrive said the issue involved truck drivers not related to the Purina project creating issues for the Purina trucks and it just involved the first 500 feet of the road. He stated Purina initiated the no parking request with the county. Mr. Tatman asked who posts the no parking signs. Mr. Shrive responded that the Township does. Mr. Jordan said the Trustees also want to reiterate no parking on the streets in the Commons of East Fork. Mr. Jordan motioned to adopt Resolution No. 2024-03 prohibiting parking on Afton Drive beginning at Half-Acre Road and ending at a point 500 feet southeast, West Fork Ridge Drive, East Fork Valley Drive, East Fork Hills Drive, and Rhodes Drive. Mr. Bainum second. All yeas.

Mr. Drake asked Mr. Shrive about a December 16th diversion hearing in regard to the Food Park. Mr. Shrive said this was on the criminal side of the Prosecutor's Office and typically the ultimate goal is to get a record sealed like an offense did not happen. Mr. Shrive said he would research further and follow up with Mr. Drake.

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Charles Tassell, Republican candidate for the U.S. House of Representatives Ohio 2nd District, introduced himself, provided some of his background, and political views. Mr. Tassell indicated he was one of eleven candidates running, lives in Stonelick Township, and had served on Deer Park Council for 8 years. He then provided some of his views and had some interaction with the audience. The Trustees thanked Mr. Tassell for the information.

Zoning Report

Mr. Tatman presented a report. He asked the Trustees if they had any feedback on the recommended new zoning fees and local township pricing comparison previously provided. The Trustees indicated they had reviewed the recommendation and price comparison and felt the recommendation was appropriate. Mr. Henning motioned to approve the new zoning fee schedule as presented effective March 1, 2024. Mr. Bainum second. All yeas. Mr. Tatman asked the Trustees if they had any further questions on the Cloudpermit zoning software. Mr. Henning said the benefits appear worth it. Mr. Tatman reiterated that it would improve the process and make it easier. Mr. Jordan asked if we will still serve residents who want to follow the process manually. Mr. Tatman said he would. There was some discussion that many builders prefer an automated process. Mr. Henning said that we should get both modules (permitting and complaint). Mr. Bainum motioned to purchase a three subscription to Cloudpermit in the amount of \$4,000 per year, with additional first year implementation fees of \$1,000. Mr. Henning second. All yeas. Mr. Tatman continued his report stating that three zoning certificates had been issued in the month of January. He asked if there were any recommendations for the opening on the Zoning Board of Appeals. The Trustees indicated they were still researching. Mr. Jordan asked Mr. Tatman to finish up the Zoning rules with the Zoning Commission. Mr. Henning said the Ohio Township Association had a template in regard to solar zoning issues and we should obtain it. He asked Mr. Tatman if we planned to include bond language for reclamation on solar projects. Mr. Tatman said yes it was included. Mr. Henning requested a printed update of Zoning Appeals and Commission members.

Cemetery and Maintenance Report

Mr. Tatman provided a report. He gave an update on the new maintenance building. Trim work is complete and all the bracing is finished, next will be rough in the plumbing, then concrete, and then the garage doors will be last. Everything is looking good. Mr. Tatman said they did get cold patch down on all the roads that needed it. Mr. Henning asked if there was any berm work coming up and Mr. Tatman indicated there was. He said he spoke with Valley Trucks at the Ohio Township Association Conference and they recommend if we purchase a new truck to do so by the end of March because current State pricing is only guaranteed until then. Delivery would be around the end of the third quarter or beginning of the fourth quarter this year. Mr. Henning said we should get prices finalized. Mr. Lefferson said an estimate was appropriated for 2024. Mr. Tatman recommended re-hiring Perry Bennett for part-time help this summer. The Trustees discussed the hiring. Mr. Henning motioned to approve the hiring of Perry Bennett for part-time cemetery work. Mr. Bainum second. All yeas. Mr. Tatman thanked the Trustees for allowing him to attend the conference. He said it was a great conference and he learned several things and was able to speak with a lot of vendors.

Emergency Services Report

Chief McCarthy provided a report. There were 67 fire calls and 122 EMS calls for the month of January. In regard to community participation, members were judges in the chili cook off at the Williamsburg American Legion and also participated in the appreciation night at the varsity basketball game. The 2019 ambulance went out for repair with an unknown return to service time. It is currently at Maine Collision and then will be moved to Horton. The department is currently using Stonelick Township as a spare unit. The Chief stated the station is in need of new mattresses. The current mattresses are over 10 years old. The high school band/music department is having a mattress sale fundraiser this weekend. Chief McCarthy requested approval to spend up to \$4,500 on six new mattresses and box springs. Mr. Jordan motioned to approve the expenditure of up to \$4,500 on six new mattresses and box springs for the Emergency Services building. Mr. Bainum second. All yeas. The Chief indicated the team participated in ice rescue training with Stonelick and Jackson Township Fire Departments. Two days later the training was put to use rescuing a dog from an icy pond. Chief McCarthy said we have received a donation from Purina totaling \$237,219. This money was asked for by the department to update antiquated safety equipment and purchase additional safety equipment to be used to help the community. A portion of the money will also be used for specialized training. Mr. Jordan said the Chief did a phenomenal job in obtaining these funds. Mr. Henning appreciated the donation from Purina in an environment where they were not making any money yet. Mr. Bainum thanked the Emergency Services team for working with him on a personal issue and appreciated their professionalism.

Mr. Jordan thanked Chief McCarthy, Mr. Lefferson, and Mr. Tatman for attending the recent Ohio Township Association Conference.

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There being no further business, Mr. Bainum motioned to adjourn at approximately 8:07 p.m. Mr. Henning second. All yeas.

Fiscal Officer

Chairperson