

# Williamsburg Township Board of Trustees Minutes

## March 25, 2024

The Williamsburg Township Board of Trustees met on Monday, March 25, 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, Corporal Glancy, Charlie Maklem, James Weaver, Jillian Mason, Adam Amburgy, Tamra Cottone, Charles R. Hall, Ted and Lisa Drake, Dylan Arnett, and Ed Boll.

Mr. Henning motioned to approve the minutes of the March 11, 2024 regular meeting. Mr. Bainum second. All yeas. Mr. Bainum motioned to approve the minutes of the March 19, 2024 special meeting. Mr. Henning second. All yeas. Mr. Jordan motioned to approve the minutes of the March 21, 2024 special meeting. Mr. Bainum 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 approve the attached bills. Mr. Henning second. All yeas.

Fiscal Officer Lefferson had available the Application submitted to the Ohio Power Siting Board by Clear Mountain Energy Center, LLC. He stated that this was the Application Mr. Speeg, Jackson Township Trustee, and our liaison to the Ohio Power Siting Board, referenced at the last meeting. The two-volume Application for the solar project had been hand delivered to the Township by a manager from the Clear Mountain Energy Center. Mr. Boll stated he believed that Mr. Speeg referenced a solar farm mail solicitation from Pilot Energy but that it was actually Pivot Energy. Mr. Lefferson responded that the minutes reflect Pivot Energy.

Corporal Glancy of the Clermont County Sheriff's Office presented February 2024 statistics for the Township. There was a total of 36 reports taken in February, an increase of 8 from the prior month. Corporal Glancy stated a correction to the total reports previously listed for January, the total was actually 28 not 17. For February there were two adult arrests and no juvenile arrests. There were no overdoses and no drug arrests. Two thefts occurred in the Township, one was a vehicle and the other was from a business. Also, two breaking and enterings were reported in the Township for February. Chairman Jordan and the Trustees thanked Corporal Glancy for his report and service to the community.

Mr. Jordan congratulated School Board Member Charlie Maklem on the passing of the school levy. Mr. Maklem said he appreciated the support for the schools.

Mr. Jordan referenced a social media post where Clear Mountain Food Park indicated they would be having private special events and held the belief that different rules applied. Mr. Jordan stated the Prosecutor's Office has confirmed that due to the liquor license the noise resolution still applies to any event at the Food Park. Mr. Jordan provided an additional update on the Food Park indicating that the Food Park's attorney had received an extension in regard to the Township's civil suit, but that the Prosecutor's Office expects the court to be fully briefed by mid-April. Mr. Jordan was not sure how long it would be for a ruling after that. Mr. Henning reiterated that due to the liquor license the noise resolution still applies to the Food Park. Ted and Isabel Drake expressed their appreciation for the Trustees follow up and update.

Ms. Cottone expressed her concern about a property on Dela Palma Road. She indicated it was a lot with no address and that the Fire Department had been there twice and the Sheriff's Department once or twice. Trees on the property have been cleared and Ms. Cottone was concerned about the flow of water with the ravine on the property leading to the river. She said her understanding was that it had to have a culvert and the property owner had filled it in. Mr. Jordan said all the Trustees had received phone calls about the property and they recognize that people are upset. Ms. Mason, a neighbor, said the property owners are dumping garbage there. Ms. Cottone stated they were burning pool liners. Mr. Jordan said our authority as Trustees is if water on the roads becomes a safety issue and that we do not have authority on private drives. He stated that there are different departments in the County that are going to address issues. Chief McCarthy stated on fire runs to the property he saw no pool liners being burned and on the second run there it was just tree branches and trees with no rubbish. The Chief said property owners were made aware of the burn ban currently in effect and he feels the message was received and the burning stopped. Mr. Henning said Township Zoning Administrator Brain Tatman had talked to the property owner informing him he cannot back up water. The property owner indicated he was trying to bring the ground up to level so he can put a 3-foot pipe in. Mr. Amburgy, a neighbor, said he was chronicling the issues with pictures. He heard one plan was to build a parking lot. He is concerned it could become a landfill and concerned about water flow, stating the plan is not clear. Mr. Henning stated the property owner said it was going to be cleaned up. Mr. Henning said if there is an easement, it should be on the deed. Mr. Henning said you can confirm any easement by reading the deed by going to the Recorders Office and look up by parcel number. Ms. Mason said the driveway to their residence is being blocked with gravel. Mr.

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Henning said as it involves a private drive it unfortunately may come to a civil suit. Ms. Cottone asked if the zoning was changed to business would adjacent property owners need to be notified. Mr. Henning said yes, but that would be highly unlikely to happen. Mr. Henning said property owners have the right to trim or remove trees from their property. Mr. Henning indicated he had gone by the property twice today. Mr. Henning asked if the discussion answered their questions. The neighbors said yes. Mr. Bainum said contact the Health Department for some of the issues. The neighbors said they had and had also contacted Soil and Water Conservation, but were awaiting return calls. Mr. Hall asked if the property owner was granted a variance. Mr. Henning said no, you do not need a permit from the Township for the work witnessed so far. Mr. Hall asked about an Ohio EPA permit. Mr. Henning said he did not know the specifics of that. Mr. Hall indicated he had worked for EPA contractors and dealt with very specific rules for fill, etc. Mr. Henning said that would be an Ohio EPA concern. Mr. Bainum thanked those present for sharing their concerns and the residents appreciated the opportunity and discussion.

### Zoning Report

Mr. Tatman presented a report. Mr. Tatman indicated he would be meeting with the new zoning software vendor Cloudpermit on March 28<sup>th</sup>. Four zoning permits had been issued since the last report, two houses, a pole barn, and a carport style garage. Two zoning letters have been sent out for property maintenance for vehicles without license. Mr. Tatman indicated the Township Hall conference room will be finished this week in regard to the computer, monitor, and TV setup and can now be used for virtual meetings or training. He stated he was checking with the zoning commission to see if they can meet this week. Mr. Tatman said something had been dumped at the old church on Bass Road and he will be sending a letter out. Mr. Jordan asked about high grass at the property adjacent to the Township Hall. Mr. Tatman indicated it was on the follow up list.

### Cemetery and Maintenance Report

Mr. Tatman provided a report. He gave an update on the new maintenance building. The water line is installed and covered up and garage doors were started today. Mr. Tatman said we may need to rent a Bobcat to smooth out large areas. He indicated he expects the contractor to be done by Wednesday or Thursday. Mr. Tatman stated Chris Wright's last day is April 4<sup>th</sup>. The tentative plan is to advertise for the position in April and interview in May. Mr. Tatman said the new pickup truck is here. He asked the Trustees if they wanted a magnetic door sign on the truck for now while we are waiting on any new branding ideas. He also indicated he would have a price for lights at the next meeting. The Trustees agreed that a magnetic door sign would be appropriate on the truck for now. Mr. Jordan asked if the new truck had been listed with our insurance group. Mr. Lefferson said that it had. Mr. Tatman indicated that Mr. Bennett has started part-time work for the cemetery. He stated that Mr. Bennett and Mr. Scott have mowed the Williamsburg Cemetery once already and are starting a second time. He indicated they will be mowing the other two cemeteries and the Township Hall later this week.

### Emergency Services Report

Chief McCarthy provided a report. The 2016 ambulance is back in service. It currently has a small antifreeze leak that will be looked at. The Chief said they had a safety visit to Purina last Friday. This is happening once every two weeks because the project is moving fast. He indicated the transition of the plant was impressive. Chief McCarthy recommended hiring Doug Jones Firefighter/Paramedic and Morgan Haynie Firefighter/EMT Basic as part-time employees contingent on their background check. Mr. Bainum motioned to hire Doug Jones Firefighter/Paramedic and Morgan Haynie Firefighter/EMT Basic as part-time employees contingent on their background check. Mr. Jordan second. All yeas. Mr. Lefferson and Chief McCarthy indicated they had received a \$150 donation to Emergency Services in memory of Mrs. La Verne Hess, and Chief McCarthy indicated he had sent a thank you letter. The Trustees were grateful for this donation.

Mr. Tatman had provided the Trustees with a recommendation to sell the 2001 Ford pickup truck through private sale based on the trade in value of \$2,000 and the condition of the truck. Mr. Jordan motioned to adopt Resolution No. 2024-04 authorizing the private sale of the 2001 Ford pickup truck. Mr. Henning second. All yeas.

Mr. Lefferson discussed the opportunity to apply for grant funds from the State of Ohio through the One-Time Strategic Community Investment Fund. Chief McCarthy and Mr. Lefferson recommended applying for improvements to the Emergency Services Building including new siding, roof, parking lot, bay floors, and garage doors. Mr. Henning motioned to adopt Resolution No. 2024-05 Authorizing Fiscal Officer Doug Lefferson to prepare and submit an application to the State of Ohio Capital Budget One-Time Strategic Community Investment Fund and to Execute Contracts as Required for funding in the amount of \$400,000.00 for improvements to the Emergency Services Building. Mr. Bainum second. All yeas.

Mr. Jordan said in regard to the new Maintenance Building it was important to note that it was completed with Federal funding and a private donation. He also noted that in the last couple of years over a million dollars has been obtained for various projects through grants and donations.

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Mr. Lefferson said he and Chief McCarthy met with Village of Williamsburg officials in regard to the Joint Economic Development District revenue. Part of the goal was to follow up on the process for collecting revenue given the increased activity at the Purina site.

Mr. Henning reminded everyone to be preparing information for the next newsletter.

Mr. Bainum put forward an idea in regard to the Williamsburg Cemetery. A resident had suggested an area to spread ashes perhaps a walking trail through some of the sloping woods area that would not be suitable burial space. The Trustees discussed briefly indicating they had seen ash gardens in other cemeteries. Mr. Bainum said this was just something to consider in the future.

Mr. Jordan said there was a service planned for Chad Graybill March 29<sup>th</sup> from 4 to 8 p.m. at the American Legion.

There being no further business, Mr. Bainum motioned to adjourn at approximately 7:50 p.m. Mr. Henning second. All yeas.

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Fiscal Officer

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Chairperson